

Commercial Property on Large Lot

13151 W. Alameda Pkwy., Lakewood, CO 80228

[Click Here on PDF
for Drone Video](#)

For Sale: \$3,950,000

BUILDING OVERVIEW

Building SF:	19,800± SF
Lot Size:	2.562± Acres
YOC:	2003
Parking:	102 Surface Spaces 5:1,000 SF ratio
Zoning:	M-G-S
Taxes:	\$87,325.36 (2024 payable in 2025)
Price:	\$3,950,000

Drone Photography by: www.AerialDroneClick.com

PROPERTY NARRATIVE

Located in the heart of Lakewood, Colorado, this asset offers an extra large parking lot with great visibility from W. Alameda Pkwy. The Mixed-Use General Suburban zoning permits many land uses by right including but not limited to: medical, office, retail, multifamily, restaurant, school, religious facility, daycare facility, and motor vehicle sales. (see zoning link for all permitted uses) With over 100 parking spaces, this property can satisfy the heaviest commercial parking requirements. Good access to both C-470 and W. 6th Ave.

The Social Security Agency currently leases the property until February 28, 2026 with no options to renew.

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

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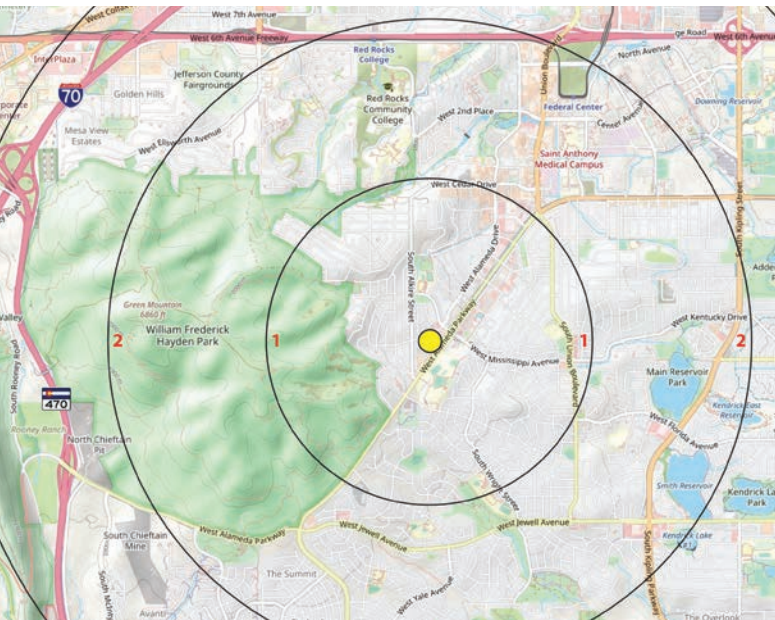
LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021



LAKEWOOD PLANNING DEPARTMENT

For Information on Lakewood's M-G-S Zoning,
Please Click the Link Below:



DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

12,644

70,928

195,758



Households

5,499

29,927

81,561



Median HH Income

\$92,897

\$95,662

\$84,823



Median Age

41.50

40.90

40.00



Traffic

22,400 vpd - W.Alameda Pkwy. @ W. Ohio (2025)

Source: CoStar 2025



The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.