

West Denver 5+ Acre Development Land

12700 W Colfax Ave, Lakewood, Colorado 80215



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Unincorporated Jefferson County

Potential Annexation to City of Lakewood

EXECUTIVE SUMMARY

Property Type:	Raw Land for Redevelopment
Lot Size:	5.048± Acres (2 Additional Acres may be available for Assemblage. Call Broker for details.)
Zoning:	Jefferson County C-I Community Zoning
Taxes:	\$46,392.48 (2024)
Price:	\$2,800,000 (\$12.73 psf)

PROPERTY HIGHLIGHTS

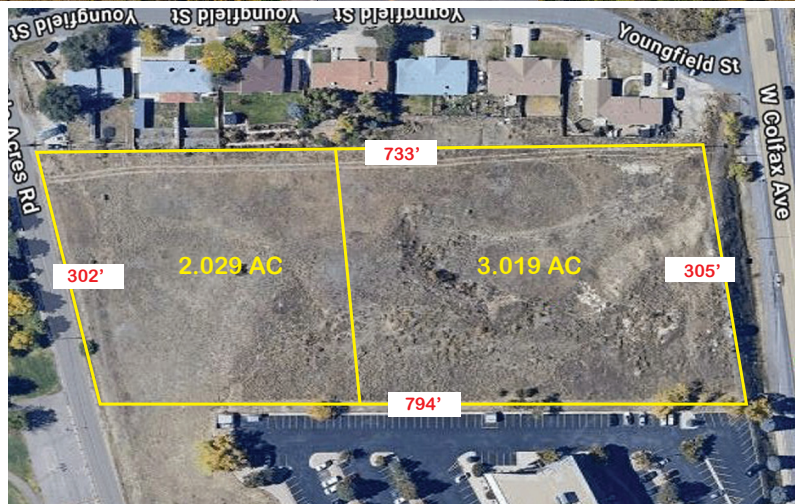
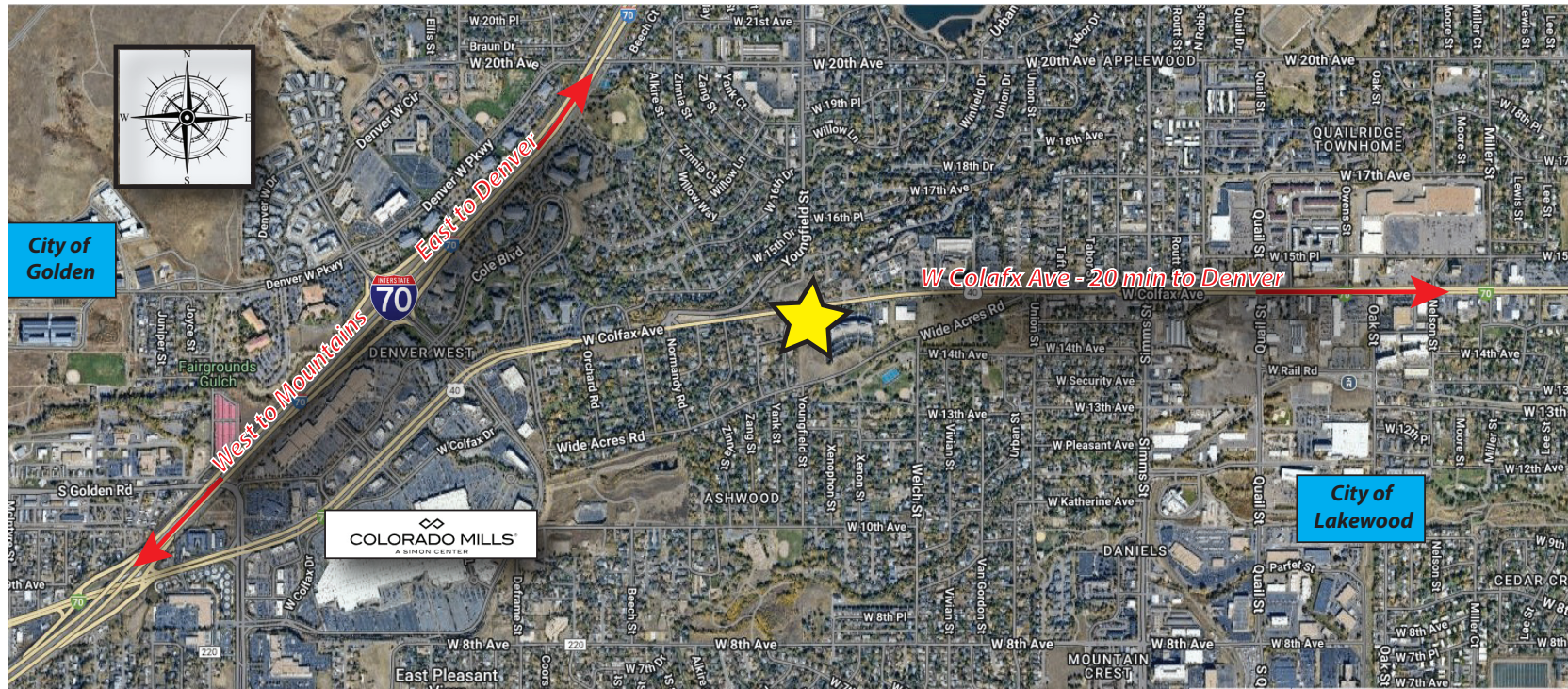
- 5+ acres Unincorporated Jefferson County raw land with C-I “Community” Zoning.
- Potential uses include: Mini-storage, Build-to-Suit Office, Low/Medium Density Residential/ Senior Housing.
- Enjoy nearby Daniels Park, Colorado Mills Mall, mountain recreation, and downtown Denver.
- Within Jefferson County Enterprise Zone
- ALTA survey, Geotech, Phase I available for review.
- Median age of 45.2 years (National median age is 38.5 years).






Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	9,355	75,989	228,730
 Households	3,878	32,901	97,852
 Median HH Income	\$98,879	\$82,872	\$81,224
 Median Age	42.40	40.00	39.60
 Traffic	20,037 vpd - W Colfax Ave @ Youngfield St		

Source: CoStar 2025

