

# OFFERING MEMORANDUM

## POTENTIAL MULTIFAMILY REDEVELOPMENT OPPORTUNITY

8 Properties - 3.9 Acres



**1700 - 1850 Kipling St.**

Lakewood, CO

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# OFFERING MEMORANDUM DISCLOSURE

## **Multi-Family Redevelopment Opportunity (8 Properties)**

1700-1850 Kipling St., Lakewood, CO

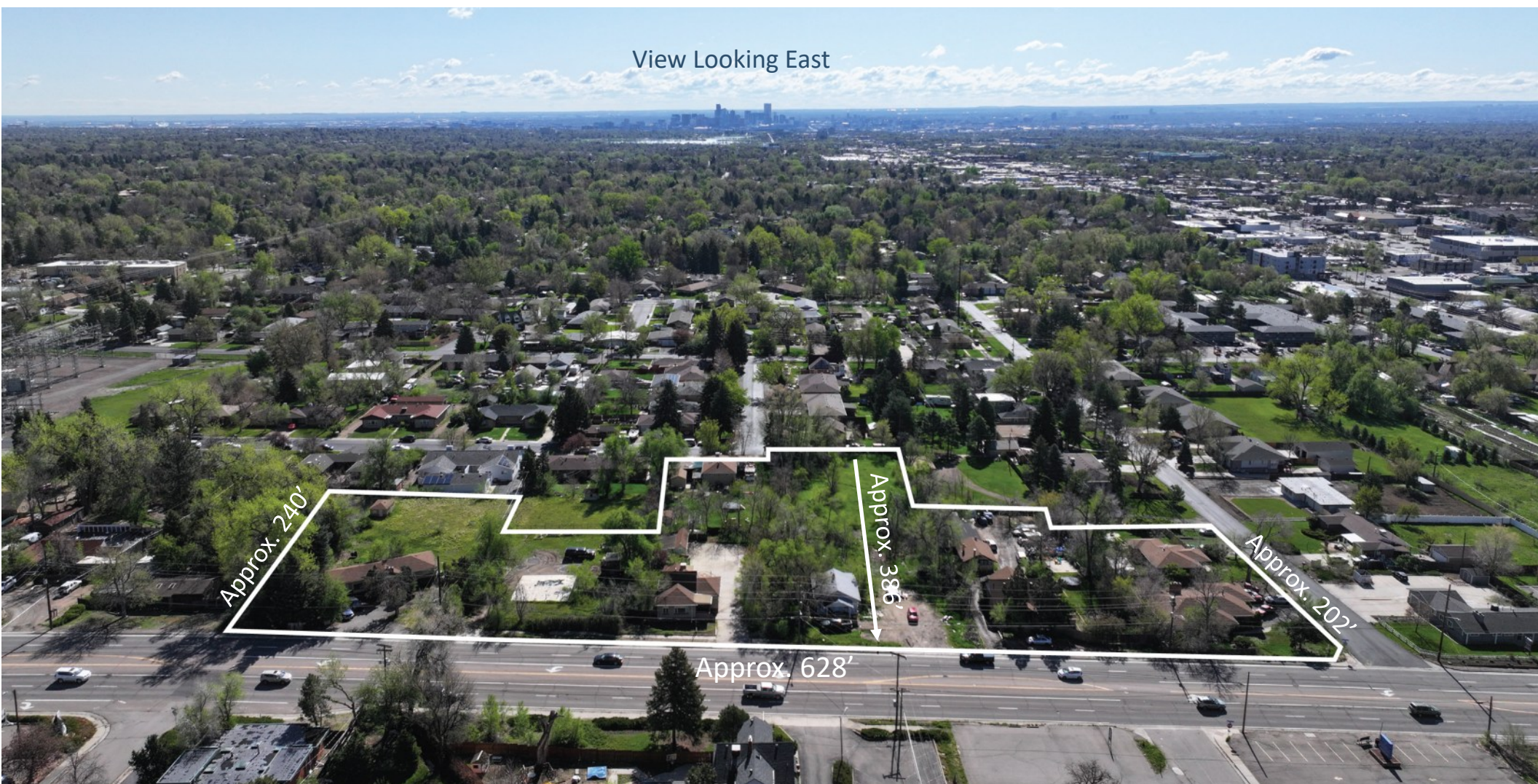
This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that Rachel Colorosa and Zach Schuchman of Fuller Real Estate are acting as Seller's Agent ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BD-24-6-24)(Mandatory 8-24)

***Please note: All showings must be arranged in advance and accompanied by a listing broker. Do not disturb residents.***

# OFFERING ASSEMBLAGE



8 Property Assemblage: 1700-1850 Kipling St.  
Lakewood, CO

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# PORTFOLIO SUMMARY

Located in the high-demand West Denver submarket of Lakewood, Colorado, this 3.89 AC site is prime for medium density residential or mixed-use. With close proximity to major thoroughfares including Interstate 70, 6th Avenue, and Colfax Avenue, future occupants can get to the base of the mountains, Downtown Denver, and all West Metro areas within a 20 minute drive. Historic Colfax Avenue retail, light rail, bike trails, and RTD bus lines are within walking distance.

- ◆ Total Lot Size: 169,306 SF (3.89 AC)
- ◆ All Properties Must Be Sold Together
- ◆ Currently zoned City of Lakewood R-1-I-12. Potential rezoning to townhome/mixed-use residential subject to City approvals
- ◆ Month-to-month leases in place. Call broker for details
- ◆ Consolidated Mutual Water, Xcel Energy
- ◆ PLEASE DO NOT DISTURB TENANTS
- ◆ Offering Price: \$5,000,000 (\$29.53/psf)

ADDRESS	UNITS	HOUSE SQ FT	LAND SQ FT	YOC
9975 W. 17th Ave., Lakewood, CO	1	1,072	10,280	1950
1700 Kipling St., Lakewood, CO	1	2,364	11,500	1950
1730 Kipling St., Lakewood, CO	1	1,696	24,786	1933
1750 Kipling St., Lakewood, CO	1	912	42,645	1933
1780 Kipling St., Lakewood, CO	1	1,445	17,500	1939
1830 Kipling St., Lakewood, CO	1	996	18,774	1942
1850 Kipling St., Lakewood, CO	1	1,017	26,092	1952
1805 Jellison St., Lakewood, CO	1	1,092	17,729	1954
<b>TOTALS</b>	<b>8</b>	<b>10,954</b>	<b>169,306</b>	

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# LOCATION MAP

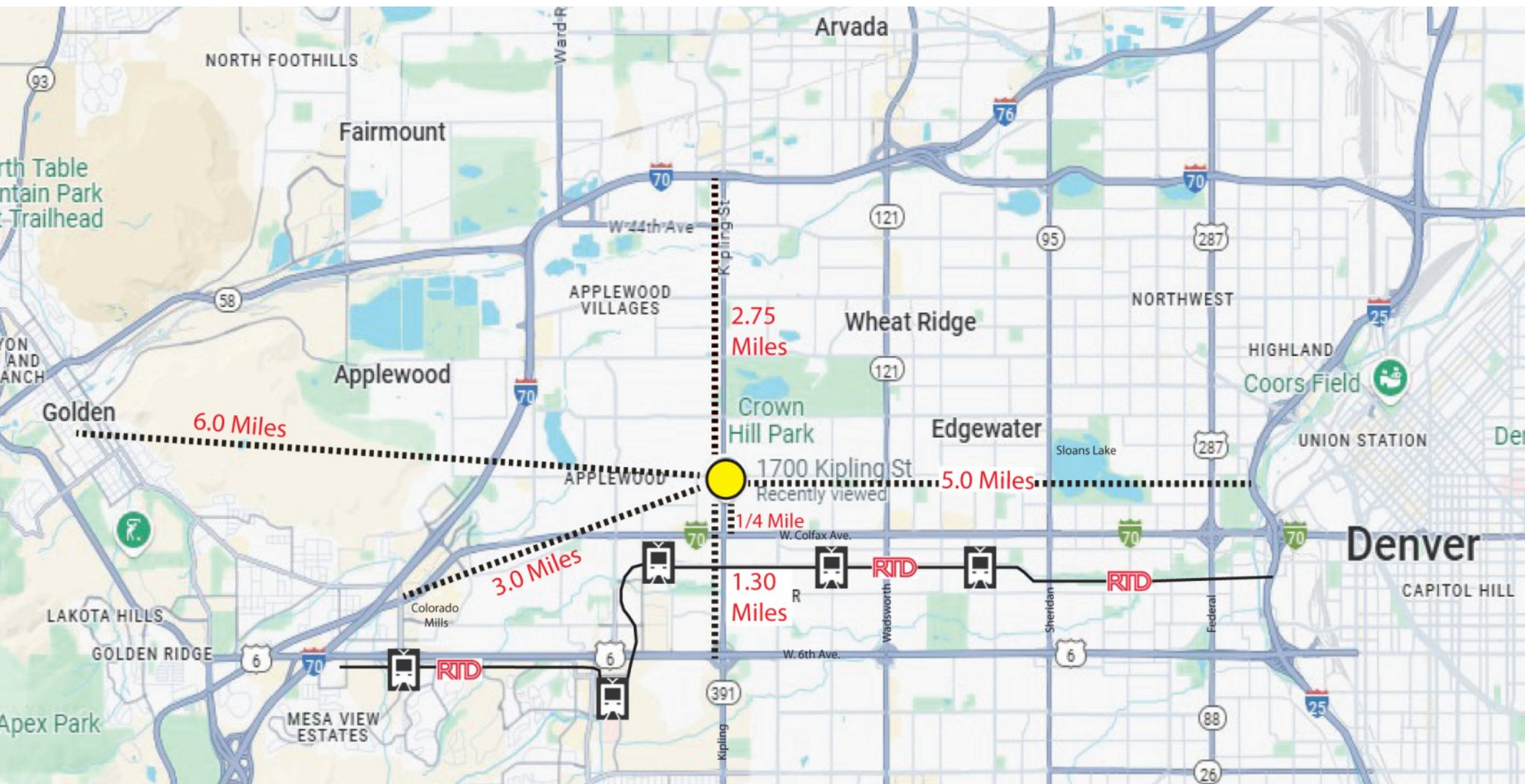


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# TRAVEL DISTANCES

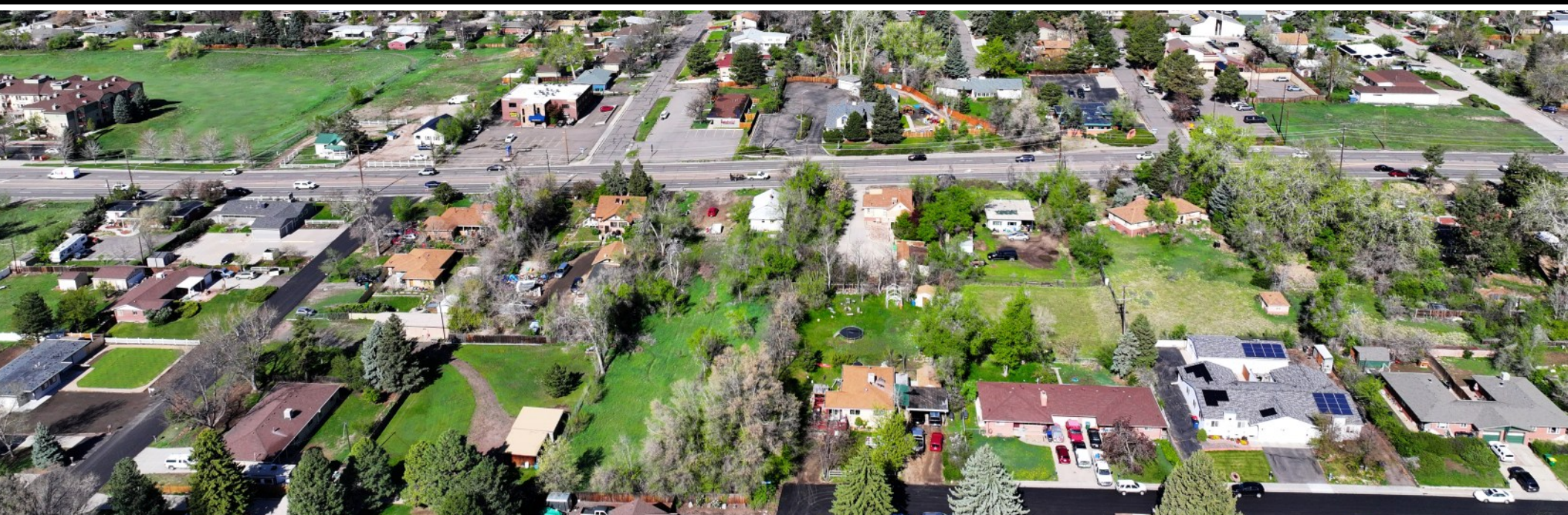


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# DEMOGRAPHICS



## Area Demographics

View looking West across the eight properties

	1 MILE	3 MILE	5 MILE
POPULATION	13,106	105,493	316,732
HOUSEHOLDS	6,005	46,643	135,783
AVE HH INCOME	\$83,196	\$95,956	\$102,429
MEDIAN AGE	40.80	39.90	38.80

Source: CoStar 2025

80215 Housing Market

\$702,768

↑ 0.3% 1-yr

Source: Zillow - May 2025

## TRAFFIC COUNTS

Kipling St. @ W. 19th Ave.

38,754 vpd

Source: CoStar 2025

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# OFFERED BY



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