

2.35 AC Development Land West Denver

9679 W. 6th Ave. Frontage, Lakewood



SITE OVERVIEW

Lot Size:	102,366± SF / 2.35± AC
Taxes:	\$3,921.34 (2024 payable in 2025)
Assessor Parcel ID:	49-033-00-010
Zoning:	R-1-I2, potential rezoning to MNS
Water / Sewer:	Consolidated Water Lakewood Sanitation
Gas / Electric:	Xcel Energy



Click Drone for Aerial
View of the Property

PROPERTY NARRATIVE

Located on the north side of the W. 6th Ave. frontage road just before the Kipling St. exit and immediately south of Lakewood High School, this 2.35 Acre site is a prime redevelopment site for medium density residential or mixed-use. With close proximity to major thoroughfares including 6th Ave., Interstate 70, and Interstate 25, future occupants can get to the base of the mountains, Downtown Denver, and all West Metro areas within a 20-minute drive.

ILC and Environmental Phase I available.

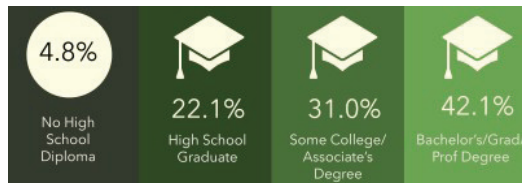
Offered at \$1,625,000

Fuller Real Estate
(303) 534-4822

**Brokerage Disclosure
to Buyer**






Rachel Colorosa, CCIM
(720) 287-5405 direct
(303) 886-8154 mobile
RColorosa@FullerRE.com

Zach Schuchman
(720) 287-5407 direct
(317) 389-0533 mobile
ZSchuchman@FullerRE.com



Source: ESRI 2025
1-Mile Radius



DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
	Population	9,596	117,830	320,594
	Households	3,813	51,048	135,082
	Median HH Income	\$71,500	\$73,629	\$77,984
	Median Age	38.00	38.90	38.40
	Traffic 101,407 vpd - W. 6th Ave. @ W. 6th Ave. Frontage Rd. (2025)			

Source: CoStar 2025