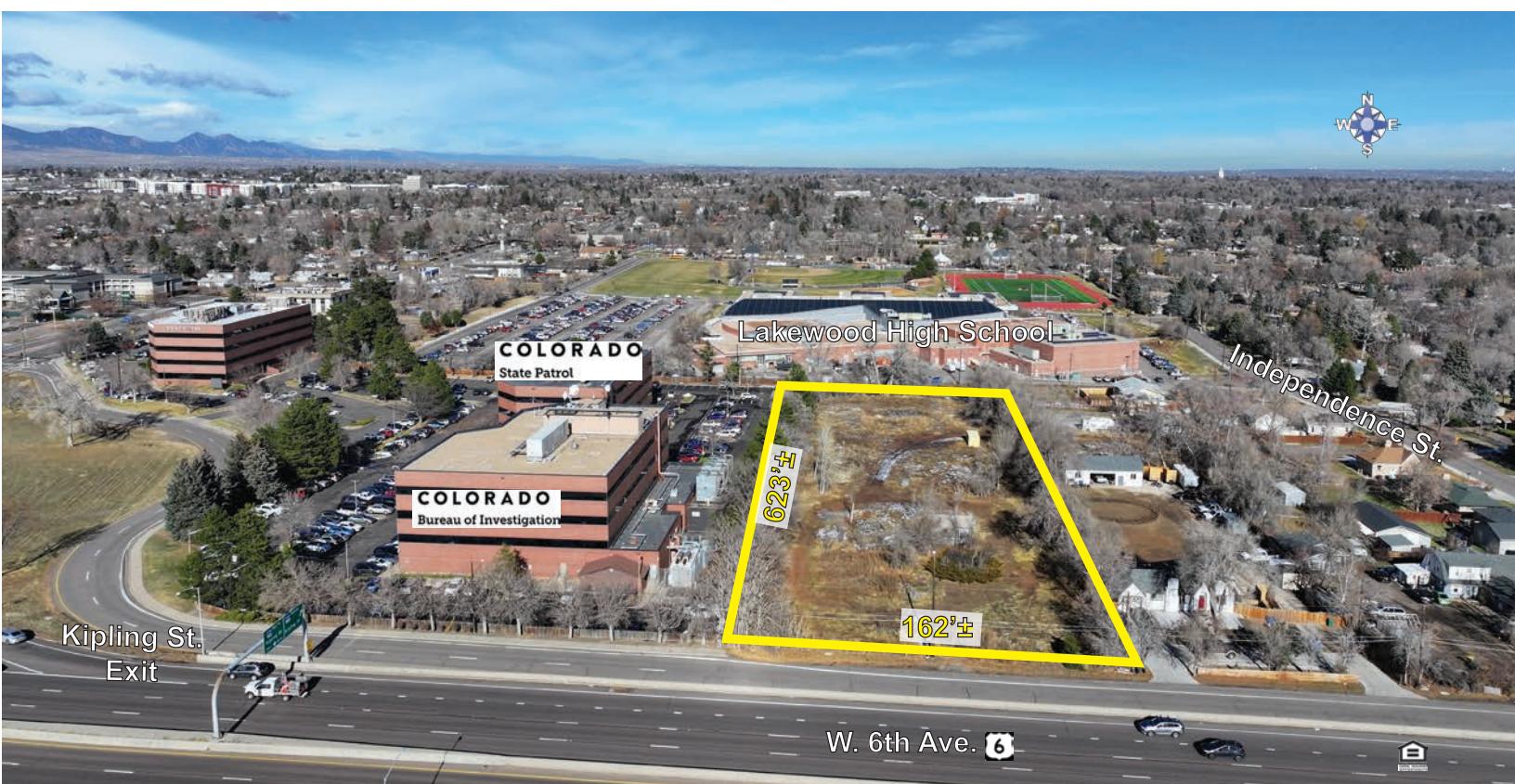


2.35 AC Development Land West Denver

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-1-12, potential rezoning to MNS
Water / Sewer:	Consolidated Water Lakewood Sanitation
Gas / Electric:	Xcel Energy



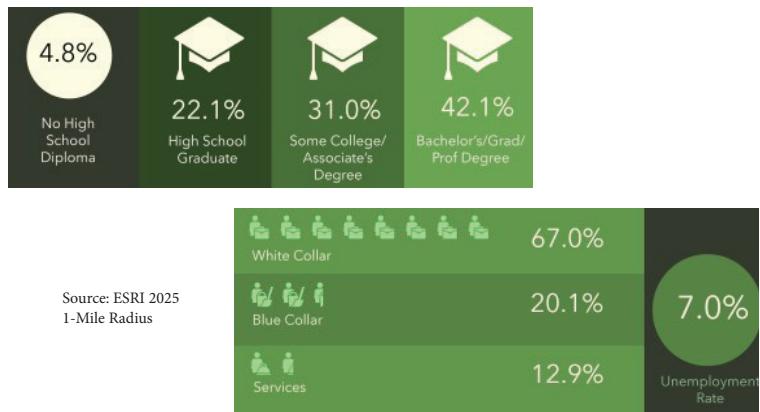
Click Drone for Aerial
View of the Property

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



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