

PRIME COMMERCIAL LOT FOR SALE OR GROUND LEASE

675 Kipling Street, Lakewood, CO



DEMOGRAPHICS

POPULATION



1 Mile:	7,460
3 Mile:	115,153
5 Mile:	315,018

EMPLOYEES



1 Mile:	7,737
3 Mile:	73,825
5 Mile:	148,705

AVG. HH INCOME



1 Mile:	\$105,657
3 Mile:	\$122,389
5 Mile:	\$129,779

HOUSEHOLDS



1 Mile:	3,483
3 Mile:	52,122
5 Mile:	137,447

TRAFFIC COUNTS



On Kipling north of 6th:	39,221 vpd
On 6th Ave at Kipling:	112,041 vpd

PROPERTY OVERVIEW

- **Land Size:** Approx. 2.645 AC
- **Sale Price:** \$3,300,000
- **Ground Lease Price:** Call Listing Agents
- **Zoning:** C-R (Commercial-Regional)
- **Real Estate Taxes:** \$35,551.38

HIGHLIGHTS

- High profile parcel adjacent to 6th Ave
- Right-in / right-out on Kipling St with potential full movement on 6th Ave frontage road
- Landlord will consider subdividing parcel
- Landlord will consider a build to suit

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SITE

HOME TOWNE
STUDIOS

CIRCLE K

8TH AVE

LAKWOOD
HIGH SCHOOL
1,844 Students

Furniture Row
MATTRESS CO.

Woodley's
fine furniture

Concentra
urgent care

KIPLING ST 39,221 vpd

10TH AVE

112,041 vpd

DENVER FED
CENTER
6,200 Employees

JEFFCO
STADIUM

CREIGHTON
MIDDLE SCHOOL
549 Students

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