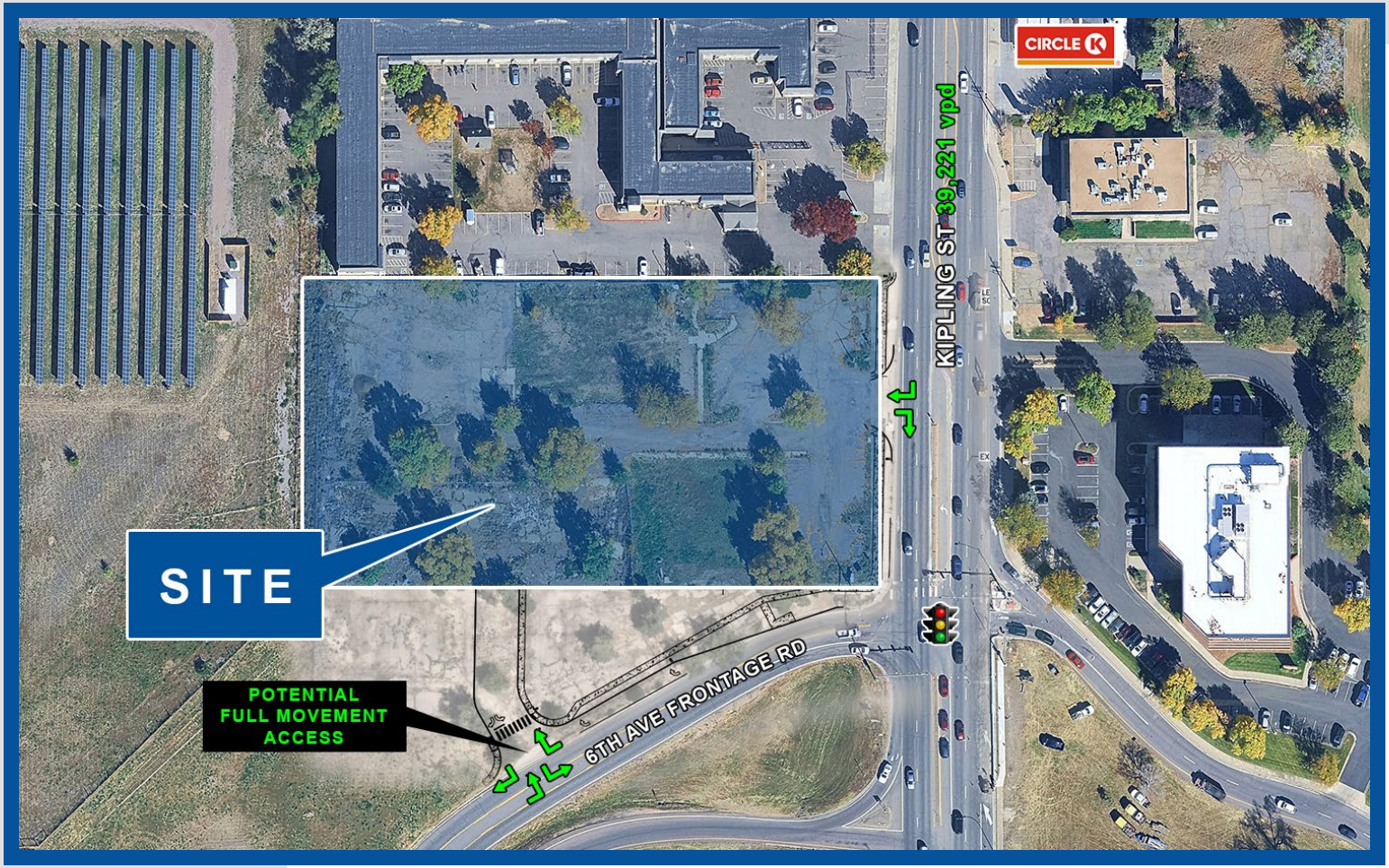
PRIME COMMERCIAL LOT FOR SALE OR GROUND LEASE

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

Rich Otterstetter
303 883 1003
richo@creginc.com

Eli Boymel
720 287 6862
eboymel@creginc.com

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Rich Otterstetter 303 883 1003 richo@creginc.com | **Eli Boymel** 720 287 6862 eboymel@creginc.com

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2795 SPEER BLVD #10 | DENVER, CO 80211 | 303.398.2111 | WWW.CREGINC.COM

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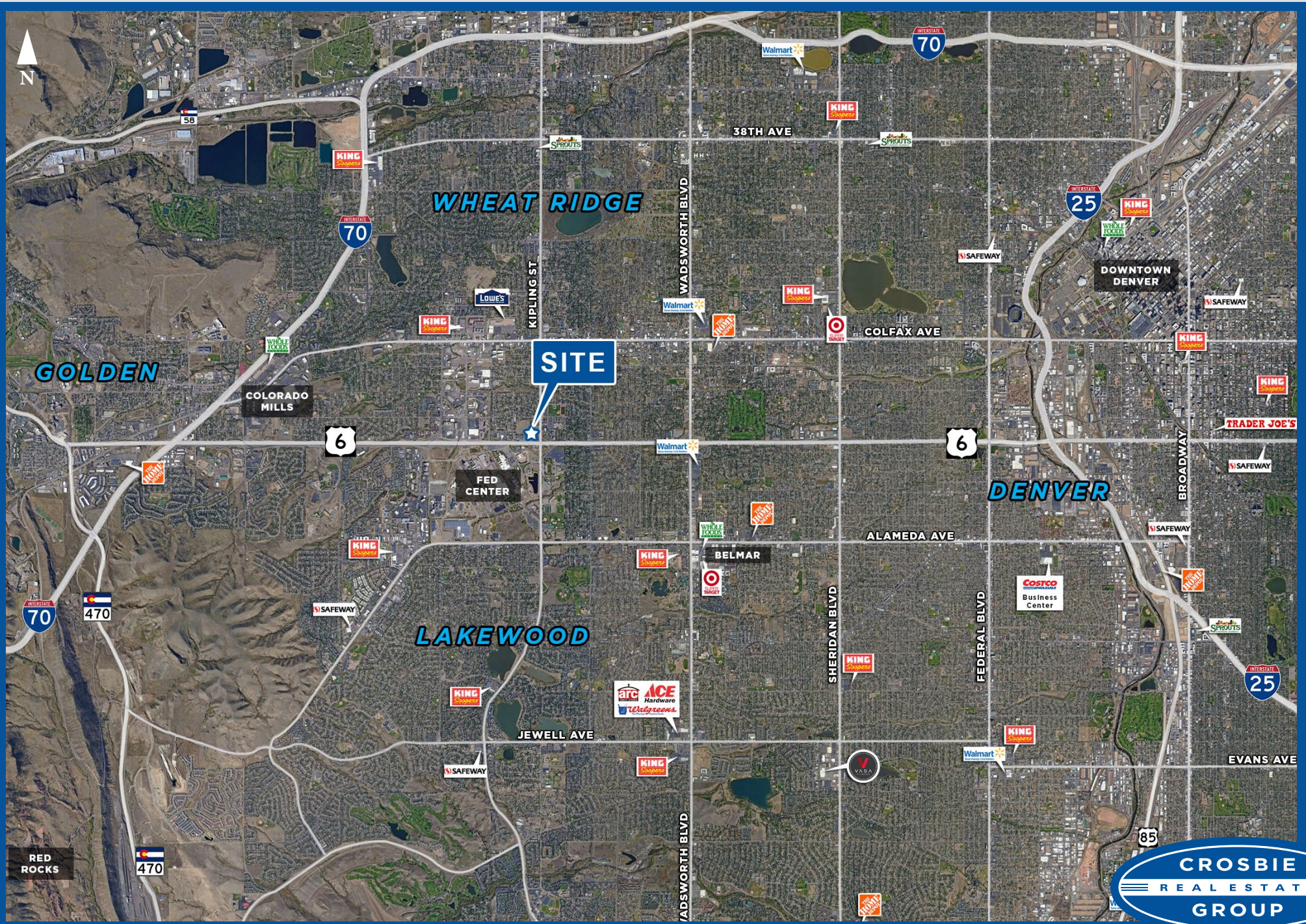

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