



## Freestanding Lakewood Office Building

# Sale Price: \$1,100,000

### Property Highlights:

- Freestanding Office Building
- Ample Parking
- Signage on Jewell Avenue
- Solar Panels

### Area Demographics:



#### Population

<b>1 mile</b>	15,453
<b>3 mile</b>	118,495
<b>5 mile</b>	338,440



#### Households

<b>1 mile</b>	6,572
<b>3 mile</b>	48,961
<b>5 mile</b>	131,081



#### Average HH Income

<b>1 mile</b>	\$89,715
<b>3 mile</b>	\$79,669
<b>5 mile</b>	\$74,846

For more information, please contact:

**ERIC SHAW**

**Senior Advisor**

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**JESSE HISS**

**Associate Advisor**

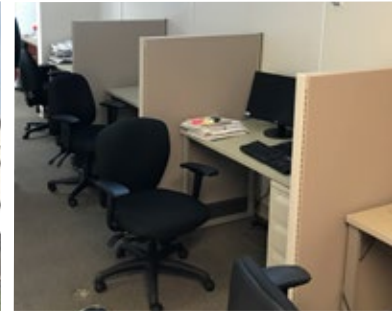
720.638.5415

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**Property Overview**

**YOC/Renovated:** 1978/2013  
**Building Size:** 8,900 RSF  
**Lot Size:** 25,589 SF (County Record)  
**Parking:** 38 Surface Spaces; 5/1,000 SF Ratio  
**Zoning:** M-N-S City of Lakewood  
**City/County:** Lakewood/Jefferson



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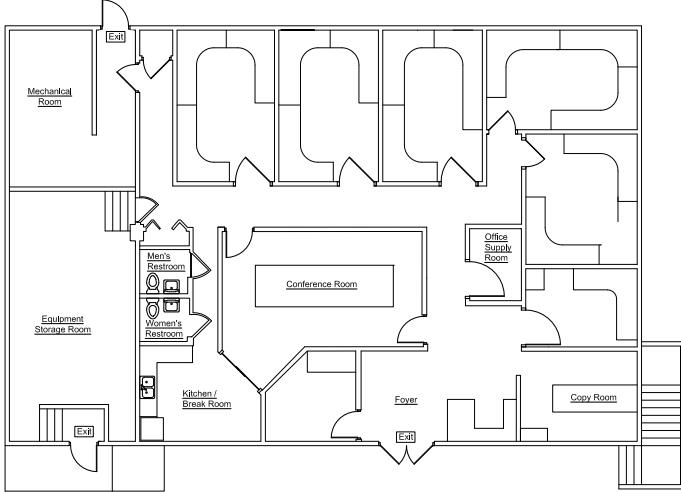
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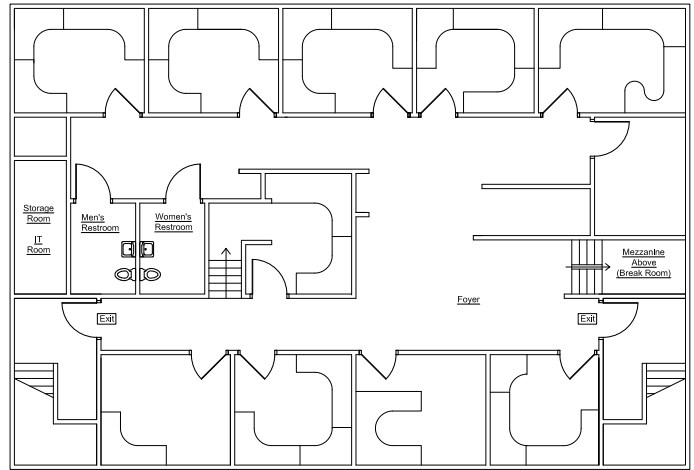
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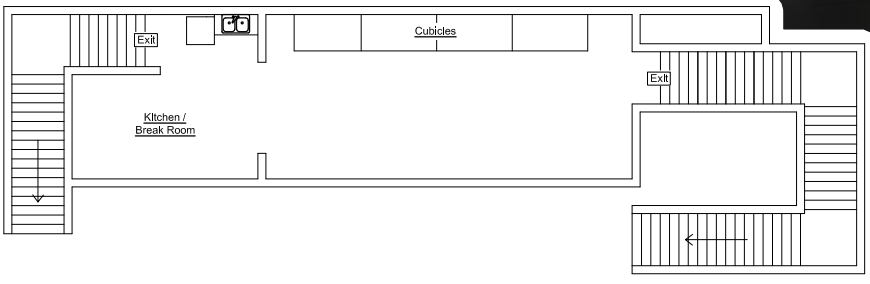
**First Floor**  
**4,200 SF**



**Second Floor**  
**4,200 SF**



**Mezzanine**  
**500 SF**



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