



INDUSTRIAL PROPERTY FOR SALE

AUTOMOTIVE SHOP WITH PAINT BOOTH
775 SHERIDAN BLVD, LAKEWOOD, CO 80214



Presented By:

JAY M. SONEFF, MBA
PRESIDENT
303.295.1815
JAY@JAMISCO.COM

INDUSTRIAL PROPERTY FOR SALE

AUTOMOTIVE SHOP WITH PAINT BOOTH
775 SHERIDAN BLVD, LAKEWOOD, CO 80214



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$825,000
Taxes:	\$8,307.52
Cap Rate:	7.05%
NOI:	\$58,165
Lot Size:	0.29 Acres
Year Built:	1958
Building Size:	3,800
Renovated:	2014
Zoning:	II
Price / SF:	\$217.11

PROPERTY HIGHLIGHTS

- Prime location
- 2 bay automotive with up to fire code legal paint booth
- Long term modified gross lease through June, 2020 with great tenant \$5750/mo
- 2 5-year options with 5% increases annually
- 3,800 SF Building on 12,500 SF Lot
- New roof and gutters
- Prime Lakewood Industrial site located one block off of West 6th Ave and Sheridan Blvd. Remodeled two bay 3800 S.F. Building on 12,500 Square Foot I1 Zoned site with updated electrical, brand new EPDM roof and Gutters and modern paint booth up to all fire code standards. Immaculately maintained and occupied by Paintless Dent Repair and Body Shop company with 20 year history in the area. Modified gross lease through June, 2020.

Presented By:

JAY M. SONEFF, MBA
PRESIDENT
303.295.1815
JAY@JAMISCO.COM

INDUSTRIAL PROPERTY FOR SALE

AUTOMOTIVE SHOP WITH PAINT BOOTH
775 SHERIDAN BLVD, LAKEWOOD, CO 80214



ADDITIONAL PHOTOS



Presented By:

JAY M. SONEFF, MBA
PRESIDENT
303.295.1815
JAY@JAMISCO.COM

INDUSTRIAL PROPERTY FOR SALE

AUTOMOTIVE SHOP WITH PAINT BOOTH
775 SHERIDAN BLVD, LAKEWOOD, CO 80214



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$825,000
Price per SF	\$217.11
CAP Rate	7.1%
Cash-on-Cash Return (yr 1)	7.05 %
Total Return (yr 1)	\$58,165
Debt Coverage Ratio	-

OPERATING DATA

Gross Scheduled Income	\$66,000
Other Income	\$3,000
Total Scheduled Income	\$69,000
Vacancy Cost	\$0
Gross Income	\$69,000
Operating Expenses	\$10,834
Net Operating Income	\$58,165

Presented By:

JAY M. SONEFF, MBA
PRESIDENT
303.295.1815
JAY@JAMISCO.COM



City of Lakewood

Planning Department
 Civic Center North
 470 South Allison Parkway
 Lakewood, CO 80226-3127
 Voice: 303-987-7571
 Fax: 303-987-7990

www.lakewood.org/planning

ZONE DISTRICT SUMMARY



LI

Light Industrial

The LI district is intended to allow for existing and future light industrial uses that provide for the employment needs of Lakewood. Typical uses include facilities producing medical, high technology, and environmentally sustainable products, as well as traditional industrial facilities including warehousing and distribution. Some heavy manufacturing is also allowed. The district allows for a suburban development pattern.

The official Zoning Ordinance is available online: www.lakewood.org/zoning

Building Setbacks

Front (measured from edge of existing or future public improvements.)	Minimum: 15 feet
	Maximum: None
Side	Minimum: 5 feet
Rear	Maximum: 5 feet

Height Requirements¹

Minimum: None	¹ Subject to height transition when adjacent to residential zoning, see 17.5.4.2 .
Maximum: 60 feet	

Open Space	Minimum: 20%
-------------------	--------------

Permitted Land Uses

Permitted as a use by right.

Animal Care	Storage, Outdoor
Contractor Shop	Vehicle Dispatch Facility
Day Care Facility, Child or Adult	Warehouse or Distribution
Emergency Medical Facility	
Entertainment Facility Outdoor	Community Building
Manufacturing, Light/Heavy	Convention or Exposition Center
Mortuary	Park
Motor Vehicle Rental	Religious Institution
Motor Vehicle Service	School, Vocational or Trade
Car Wash	Solar Garden
Minor	Transportation Facility, Public
Office	Utility Facility, Minor
Parking, Stand-Alone, Structured	
Plant Nursery	Wireless Communications Facility
Restaurant	Stealth
Rental, Service, or Repair of Large Items	New Freestanding Structure ≤ 60 ft. in height

**Limited
Land Uses**

Permitted as a use subject to compliance with any supplemental standards identified in [Section 17.4.3](#).

- Accessory Dwelling Unit
- Crematory
- Mini-Warehouse or Storage
- Motor Vehicle Service, Major

- Parking, Stand-Alone, Surface

- Apiaries
- Community Garden
- Temporary Use, Short-Term

**Special
Land Uses**

Permitted with a special use permit, subject to compliance with Section 17.4.3.

- Junkyard or Motor Vehicle Wrecking

- Correctional Institution
- University or College
- Utility Facility, Major

- Temporary Use, Long-Term

- Wind-Powered Electric Generator, Freestanding

- Wireless Communications Facility > 60 feet in height

**Accessory
Land Uses**

Only permitted as accessory to a permitted use, subject to compliance with [Section 17.4.3](#).

- Retail

- Horticulture

- Construction or Sales Trailer
- Outdoor Display

- Satellite Dish Antenna
- Solar Collection System

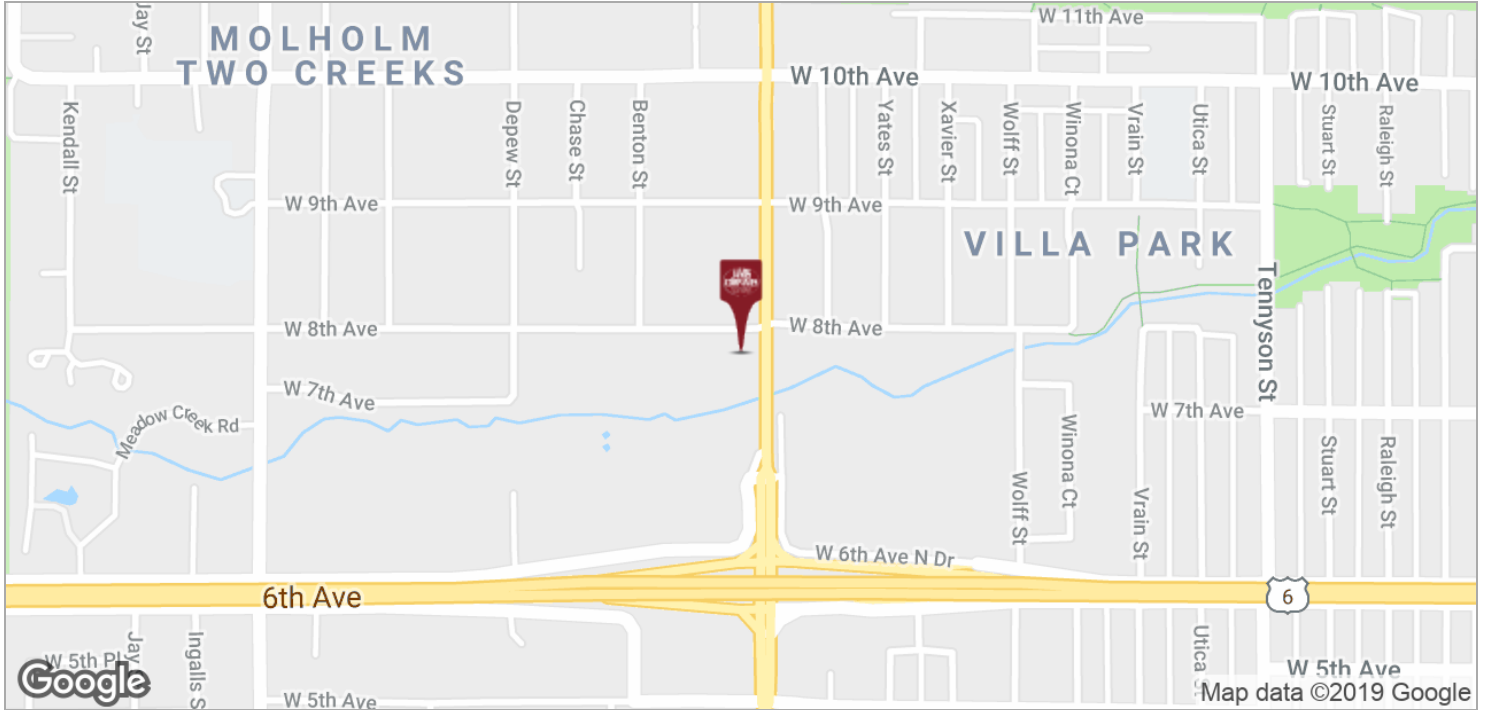
- Wireless Communications Facility
 - Building Façade Mounted
 - Roof Mounted
 - Other Freestanding Support Structure

INDUSTRIAL PROPERTY FOR SALE

AUTOMOTIVE SHOP WITH PAINT BOOTH
775 SHERIDAN BLVD, LAKEWOOD, CO 80214



LOCATION MAPS



Presented By:

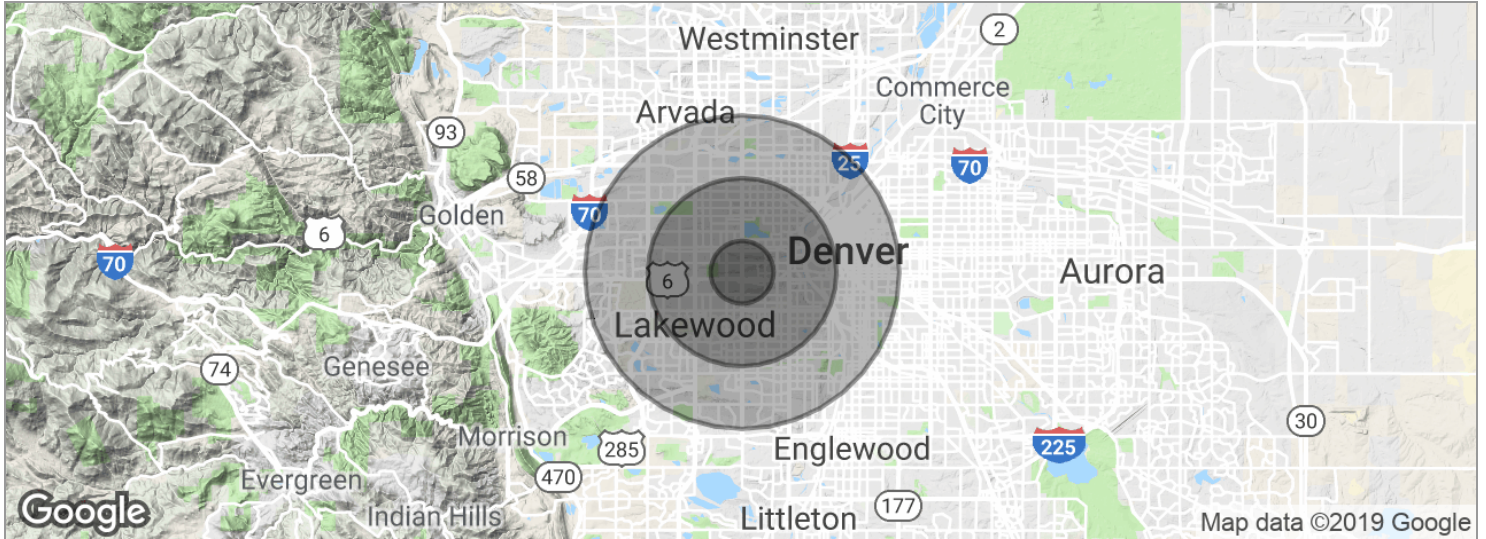
JAY M. SONEFF, MBA
PRESIDENT
303.295.1815
JAY@JAMISCO.COM

INDUSTRIAL PROPERTY FOR SALE

AUTOMOTIVE SHOP WITH PAINT BOOTH
775 SHERIDAN BLVD, LAKEWOOD, CO 80214



DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	20,900	166,364	396,977
Median age	32.0	33.2	34.9
Median age (Male)	30.8	32.1	34.0
Median age (Female)	33.1	34.6	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	7,957	65,399	166,381
# of persons per HH	2.6	2.5	2.4
Average HH income	\$45,429	\$51,162	\$56,688
Average house value	\$207,178	\$242,145	\$243,201

** Demographic data derived from 2010 US Census*

Presented By:

JAY M. SONEFF, MBA
PRESIDENT
303.295.1815
JAY@JAMISCO.COM