



8080 W JEWELL, LAKEWOOD, CO 80232

**5.83 ACRES FOR SALE**

**PROPERTY INFORMATION**

- 5.83 Acres
- Sale Price: \$1,100,000.00
- Infill site in Green Gables Area
- Adjacent to lots of retail including King Soopers
- Allows for Multi-Family and Senior Housing
- Zoning M-R-U, City of Lakewood
- Down the street from Green Gables Country Club Redevelopment

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>Population</b>			
2016 Estimated	13,482	141,343	352,518
2021 Projected	14,387	154,237	386,839
<b>Households</b>			
2016 Estimated	5,386	54,510	132,926
2021 Projected	5,655	57,854	141,538
<b>Income</b>			
2016 Median HHI	\$43,520	\$55,843	\$58,573
2016 Average HHI	\$73,878	\$62,235	\$59,252
2016 Per Capita	\$34,667	\$28,111	\$26,375

*Information provided by ESRI Business Analyst*

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**Green Gables  
Redevelopment**  
\$150 million, 152 Acres,  
300 single family homes, 300  
multi-family & 225,000 SF  
commercial

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