

Land For Sale
22,500 SF
Infill Development Site
Colfax & Wadsworth



1400 & 1426 Pierce Street

Lakewood, Colorado 80214

Property Overview

- Rare infill development opportunity in Lakewood, less than 1/2 mile from two (2) RTD W Line Stations
- Two parcels totalling 22,500 SF in ideal location with easy access to 6th Ave, I-70, and I-76
- Clean Phase I ESA, ILC survey, & a preliminary site plan for 20 units with 10 parking spaces
- Surrounded by the most popular restaurants, parks, and golf courses in Lakewood
- Strong demographics & population growth in the area
- Located within the West Colfax Redevelopment Zone
- M-N-U zoning allows for potential uses like multi-family, office, retail, restaurant, art gallery, day care, and more

Sale Price: \$1,200,000 (\$53.33/SF)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Property Facts

Lot Size:	22,500 SF
Zoning:	M-N-U (Lakewood)
Taxes (2018):	\$11,447.36

For more information:

Ana Sandomire

303 565 3029
asandomire@shamesmakovsky.com

Kiley Crews

720 881 7542
kcrews@shamesmakovsky.com

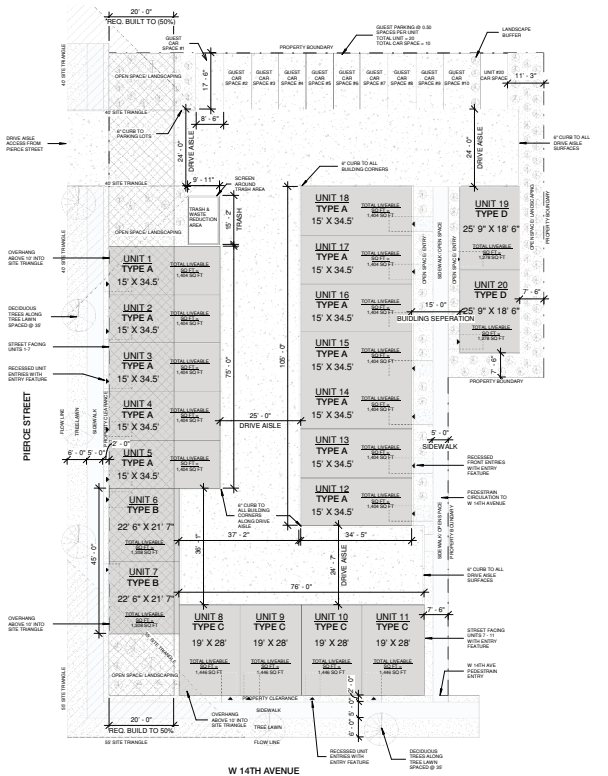
1400 Glenarm Place, Suite 100
Denver, CO 80202
303 534 5005

naishamesmakovsky.com

Land For Sale
22,500 SF
1400 & 1426 Pierce St
Lakewood, Colorado



Preliminary Site Plan



Demographics	1 Mile	3 Mile	5 Mile
Population	17,528	158,778	426,064
Households	7,654	66,765	185,797
Average Household Income	\$61,035	\$79,729	\$83,874
Daytime Population	9,096	68,515	276,702

*Source: LandVision

For more information:

Ana Sandomire
 303 565 3029
 asandomire@shamesmakovsky.com

Kiley Crews
 720 881 7542
 kcrews@shamesmakovsky.com

1400 Glenarm Place, Suite 100
 Denver, CO 80202
 303 534 5005

naishamesmakovsky.com

