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Redevelopment Site For Sale

1319 & 1327 Sheridan Blvd., Lakewood, CO 80214



For Sale: \$999,998

BUILDING OVERVIEW

Site Size: 12,698± SF (0.30± AC)
Zoning: MGT (Mixed Use/General/Transit)
City/County: Lakewood/Jefferson
Price SF: \$78.75/SF
Taxes: \$2,313.90

Residential houses are month-to-month leases.

1319 Rental Rate is \$1,750/mo. (2025 Taxes: \$1,873±)
 One Year Lease Ending October 2026

1327 Rental Rate is \$1,600/mo. (2025 Taxes: \$1,364±)
 One Year Lease Ending April 2027
 Tenants responsible to all utilities

PROPERTY HIGHLIGHTS

- Ideally situated just half a mile from the Sheridan Light Rail Station, this location offers easy access to Downtown Denver and the nearby metro area. Close to Sloan's Lake, it's surrounded by local dining, shopping, and major roads, making it a fantastic opportunity for multifamily or mixed-use redevelopment in one of Lakewood's most popular growth areas.
- Recent initiatives in Colorado, including housing reforms and transit-oriented development (TOD), establish the potential for higher-density residential development proximate to transit hubs. These reforms also introduce reduced parking requirements for projects within walking distance of light rail, expedited permitting pathways for qualifying projects, and opportunities for access to state grants, tax credits.
- The neighboring parcel is currently for sale.

Fuller Real Estate
 (303) 534-4822

**Brokerage Disclosure
 to Buyer**

Wuanita LaRusso, CCIM

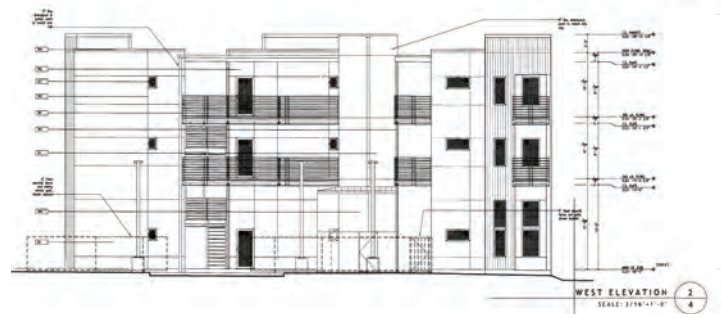
(720) 287-5404 direct

(720) 301-4188 mobile

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Proposed Plans: 14-21 Unit Multifamily



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	23,585	176,171	474,049
Households	10,491	77,184	220,496
Median HH Income	\$50,449	\$73,069	\$78,536
Median Age	35.60	36.30	36.60
Traffic	28,759 vpd at Sheridan Blvd. @ W. 10th Ave. (2025)		

Source: CoStar 2025