

9864 W GIRTON

LAKWOOD, COLORADO 80227



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PROPERTY OVERVIEW

03

LOCATION OVERVIEW

05

FINANCIAL ANALYSIS

08



PROPERTY OVERVIEW



EXECUTIVE SUMMARY

AMAZING LOCATION AT THE INTERSECTION OF KIPLING AND HWY 285

PERFECT FOR OWNER USER LOOKING TO OCCUPY SEVERAL OFFICES AND CASH FLOW THE REMAINING OFFICES

HVAC RECENTLY REPAIRED

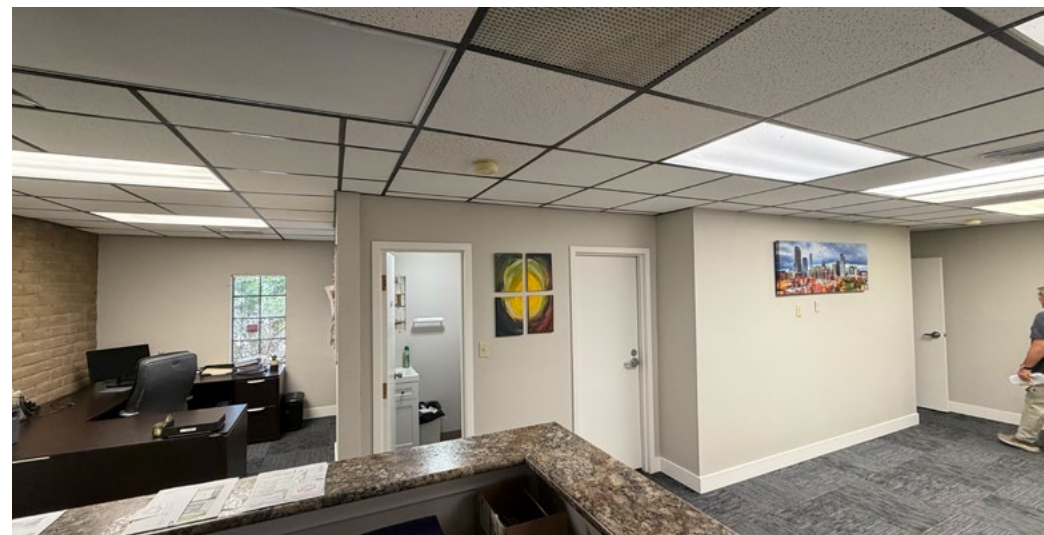
MONUMENT SIGNAGE VISIBLE FROM HWY 285

PLENTY OF NEARBY RETAIL WITH EASY ACCESS TO C-470 AND THE MOUNTAINS

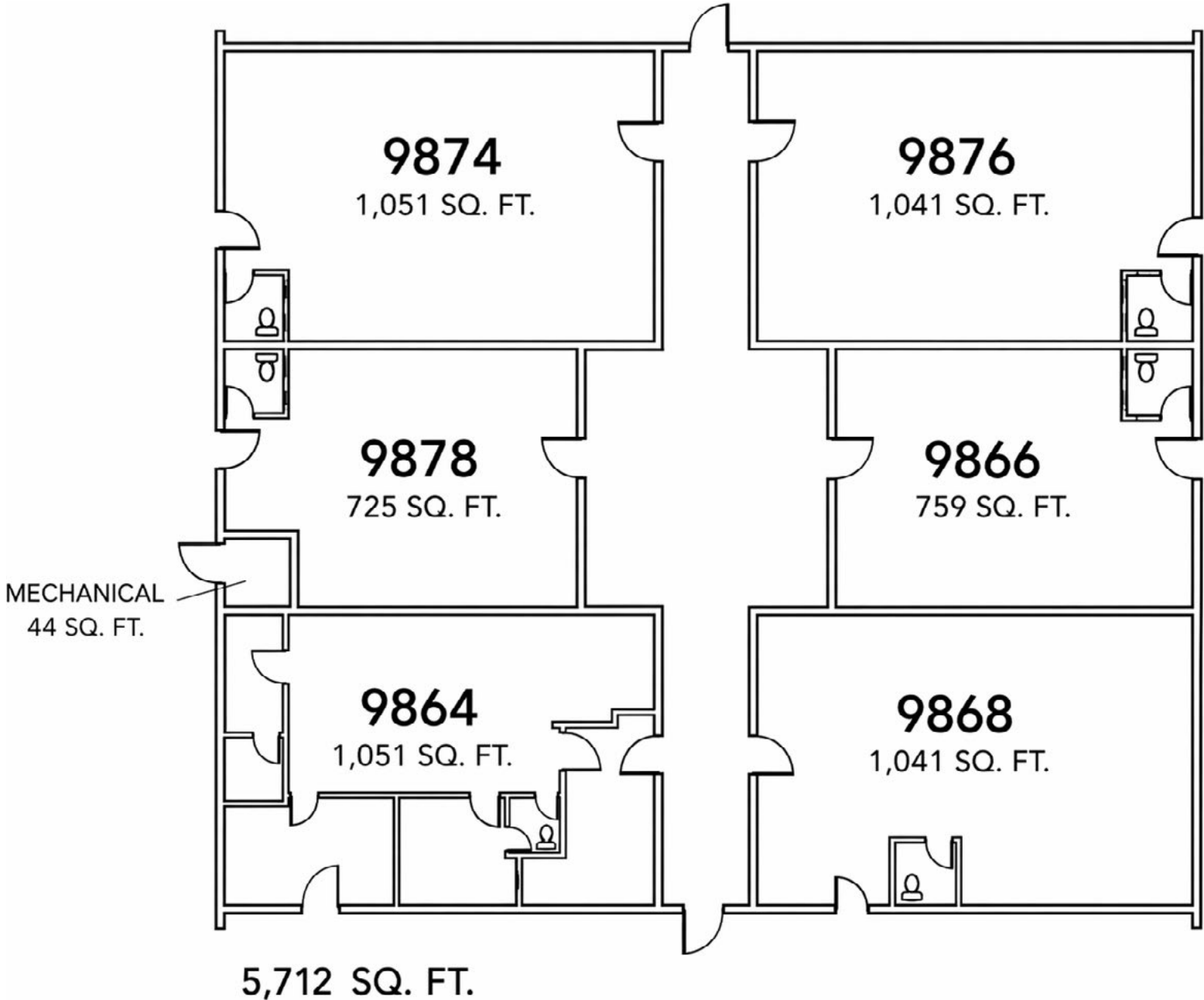
EVERY SUITE HAS IT'S OWN BATHROOM

PROPERTY OVERVIEW

LIST PRICE:	\$895,000
BUILDING TYPE:	Office
BUILDING SIZE:	5,712 SF
LOT SIZE:	29,447
PARKING:	Ample Off-Street Parking
ZONING:	A-2
YOC:	1974
PROPERTY TAXES (2025):	\$23,211.32



FLOORPLAN



LOCATION OVERVIEW



LAKWOOD

MARKET OVERVIEW

Lakewood is Colorado's fifth-largest city, with a population of more than 156,000. Located between the Rocky Mountain foothills and downtown Denver, it combines urban convenience with easy access to nature, offering 114 parks and 240 miles of trails. The city's economy is supported by major employers including the Denver Federal Center, Red Rocks Community College, St. Anthony Hospital, and Colorado Christian University. Lakewood is served by the RTD W Line, with seven light rail stations providing direct access to downtown Denver. Educational attainment is notably high—45.3% of residents hold a bachelor's degree or higher—reflecting a skilled, professional workforce and contributing to strong home values and household incomes.

Lakewood, Colorado, bridges the best of metro Denver living and mountain-town ease. Set against sweeping views of the Front Range, the city offers a mix of established neighborhoods, modern developments, and abundant green space. Outdoor enthusiasts take advantage of Bear Creek Lake Park, Green Mountain, and over 180 miles of trails, while the Belmar district provides a lively core for shopping, dining, and community gatherings. With a strong local economy, excellent transit connections, and quick access to both downtown Denver and Colorado's mountain playgrounds, Lakewood delivers an active, well-rounded lifestyle in a scenic urban setting.

156,868

POPULATION (2025)

\$91,787

AVERAGE HHI

38

MEDIAN AGE

TOP SECTORS



PROFESSIONAL & TECHNICAL SERVICES



HEALTHCARE



RETAIL TRADE



LOCATION OVERVIEW



9864 W GIRTON

	2 miles	5 miles	10 miles
2020 Population	40,589	276,772	924,139
2024 Population	40,462	270,918	938,912
2029 Population Projection	40,536	270,827	952,441
Annual Growth 2020-2024	-0.10%	-0.50%	0.40%
Annual Growth 2024-2029	0%	0%	0.30%
Median Age	40.1	40.3	39.1
Bachelor's Degree or Higher	39%	40%	49%

	2 miles	5 miles	10 miles
Avg Household Income	\$114,402	\$123,527	\$130,537
Median Household Income	\$89,490	\$96,469	\$100,911
< \$25,000	1,409	9,870	47,763
\$25,000 - 50,000	2,552	14,054	50,651
\$50,000 - 75,000	3,277	16,956	58,616
\$75,000 - 100,000	2,707	15,044	49,866
\$100,000 - 125,000	1,847	11,991	43,760
\$125,000 - 150,000	1,872	9,960	32,944
\$150,000 - 200,000	1,706	12,442	51,245
\$200,000+	2,244	17,283	82,136





RENT ROLL



COMMERCIAL AS-IS

As-Is Gross Revenue

Effective Occupied SF: 4,607 sf 81.4%

Effective Vacant SF: 1,051 sf 18.6%

Total SF: 5,658 sf 100.0%

Tenant	Unit	RSF	Expiration	Monthly Base Rent	Annual Base Rent	Annual PSF
Vacant	9874	1,051	—	\$0	\$0	\$0.00 psf
Tenant 1	9876	1,041	5/31/28	\$1,117	\$13,398	\$12.87 psf
Tenant 2	9864 & 9878	1,776	3/1/27	\$2,072	\$24,864	\$14.00 psf
Tenant 3	9866	749	Month to Month	\$750	\$9,003	\$12.02 psf
Tenant 4	9868	1,041	7/31/28	\$1,226	\$14,574	\$14.00 psf
TOTALS		5,658 sf		\$5,165	\$61,839	\$10.58 /sf

Total Square Ft 5,712 SF





THIS CONFIDENTIAL COMPARATIVE MARKET ANALYSIS IS BEING PRESENTED BY PINNACLE REAL ESTATE ADVISORS, LLC AND CONTAINS SALIENT FACTS RELEVANT TO THE SUBJECT PROPERTY.

The purpose of this report is to estimate the price, in the present marketplace, at which the subject property should be offered for sale and the probable closed escrow sale price. This report also details how this price may be obtained by virtue of the marketing plan submitted herein.

The authors of this document have personally conducted surveys and interviews with the Property Managers, Property Owners, Buyers, Sellers and/or Brokers of the properties surveyed with regard to: comparable rents, comparable market properties, comparable sales, current market capitalization rates, and criteria of investors, as well as actual and projected operational information of the subject property and many of the surrounding properties.

This comparative marketing analysis is not an appraisal. Pinnacle Real Estate Advisors are not licensed real estate appraisers. All figures included herein are approximate and all numbers/information were received from and/or developed from sources deemed reliable. However, no guarantee or warranty, expressed or implied, is given. The reader is encouraged to conduct their own independent due diligence effort and to independently verify all information/ aspects relating to this report.

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