Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

9580 WEST 14TH AVENUE

LAKEWOOD, COLORADO 80215

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LAKEWOOD, COLORADO 80215

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CONFIDENTIALITY & DISCLAIMER

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NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

RENT & INCOME DISCLAIMER

Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their investigation to determine whether such rent increases are legally permitted and reasonably attainable.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc.

ACTIVITY ID: ZAH0050279

SECTION 1

EXECUTIVE SUMMARY

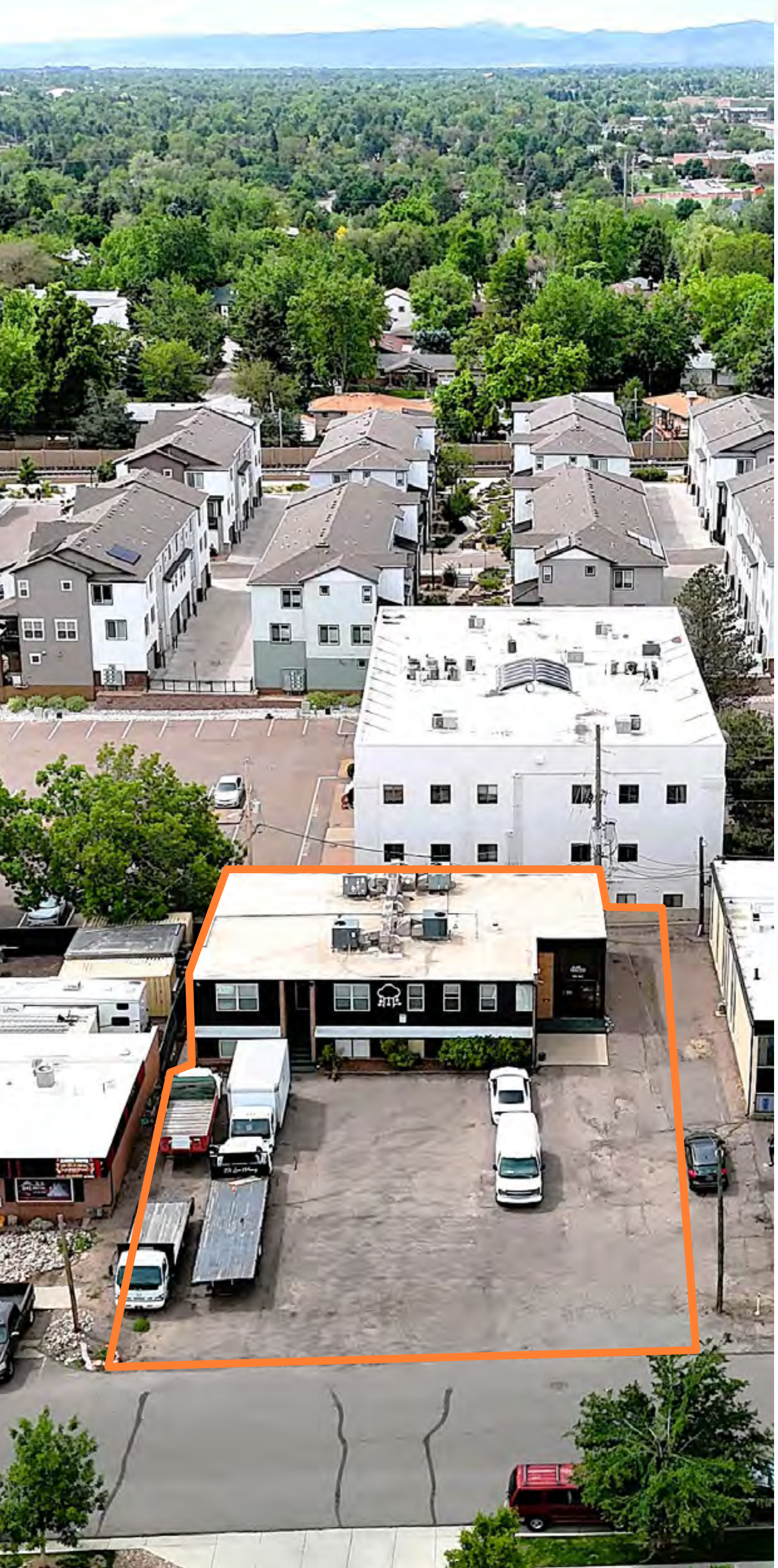
Marcus & Millichap
THE KRAMER GROUP

9580 WEST 14TH AVENUE

LAKEWOOD, COLORADO 80215

$1,095,000
OFFERING PRICE

1970	5,883 SF	$186.13	0.27 AC
YEAR BUILT	BUILDING SF	PRICE PER SF	LOT SIZE



THE **OFFERING**

Marcus & Millichap is pleased to present the investment opportunity located at 9580 W 14th Avenue in Lakewood, Colorado. The subject property is a 5,883-square-foot Class C office building situated on a 0.27-acre (11,739-square-foot) parcel. Originally constructed in 1970, the property has benefited from recent upgrades, offering investors a well-maintained office asset with flexibility for a variety of occupancy strategies. Currently configured as a two-tenant building, the lower level comprises 2,737 square feet and is leased on a short-term basis, generating $2,800 per month in rental income. The existing lease structure provides immediate cash flow while preserving the opportunity for an owner-user or investor to reposition the property as a single-tenant office building. The property's spacious upper level features a large open floor plan that enhances appeal to a broad range of professional users seeking adaptable office space. Strategically located near the intersection of Kipling Street and West Colfax Avenue, the property also benefits from a highly accessible location within the Denver metropolitan area. The site is located near an established mix of commercial businesses, retail amenities, and residential neighborhoods, supporting long-term demand for office space. With its combination of in-place income, recent improvements, flexible occupancy options, and desirable Lakewood location, this property presents an attractive opportunity for investors seeking both stable cash flow and future value-add potential.

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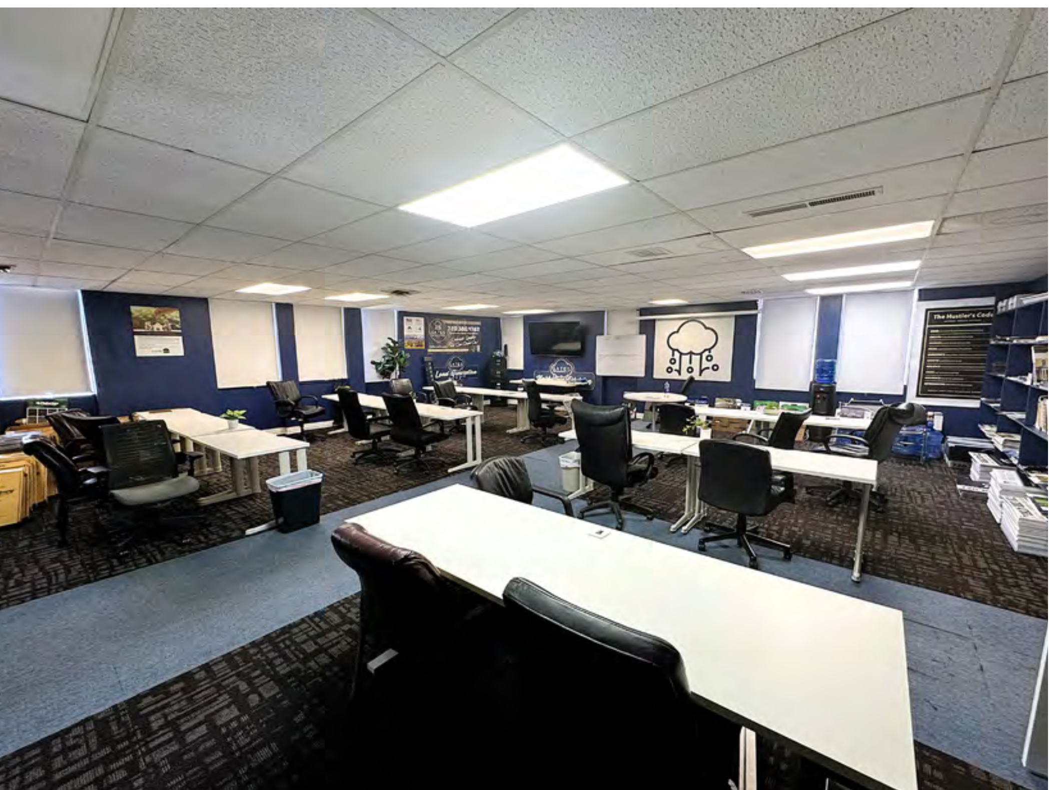
PROPERTY **HIGHLIGHTS**

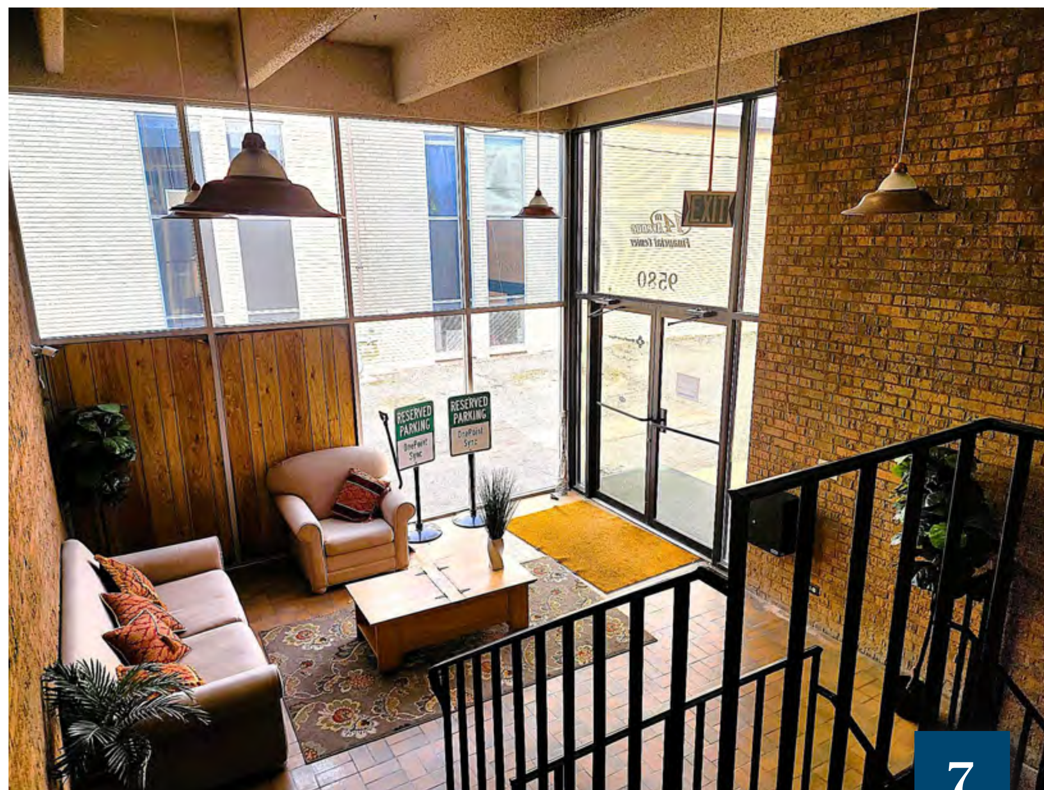
Approximately 5,883-Square-Foot Office Building with Flexible Multi-Tenant or Owner-User Potential

Immediate Cash Flow from an In-Place Lower-Level Tenant with Future Value-Add Flexibility

Recent Property Improvements Enhance Long-Term Appeal and Marketability

Highly Accessible Lakewood Location Near Kipling Street and West Colfax Avenue

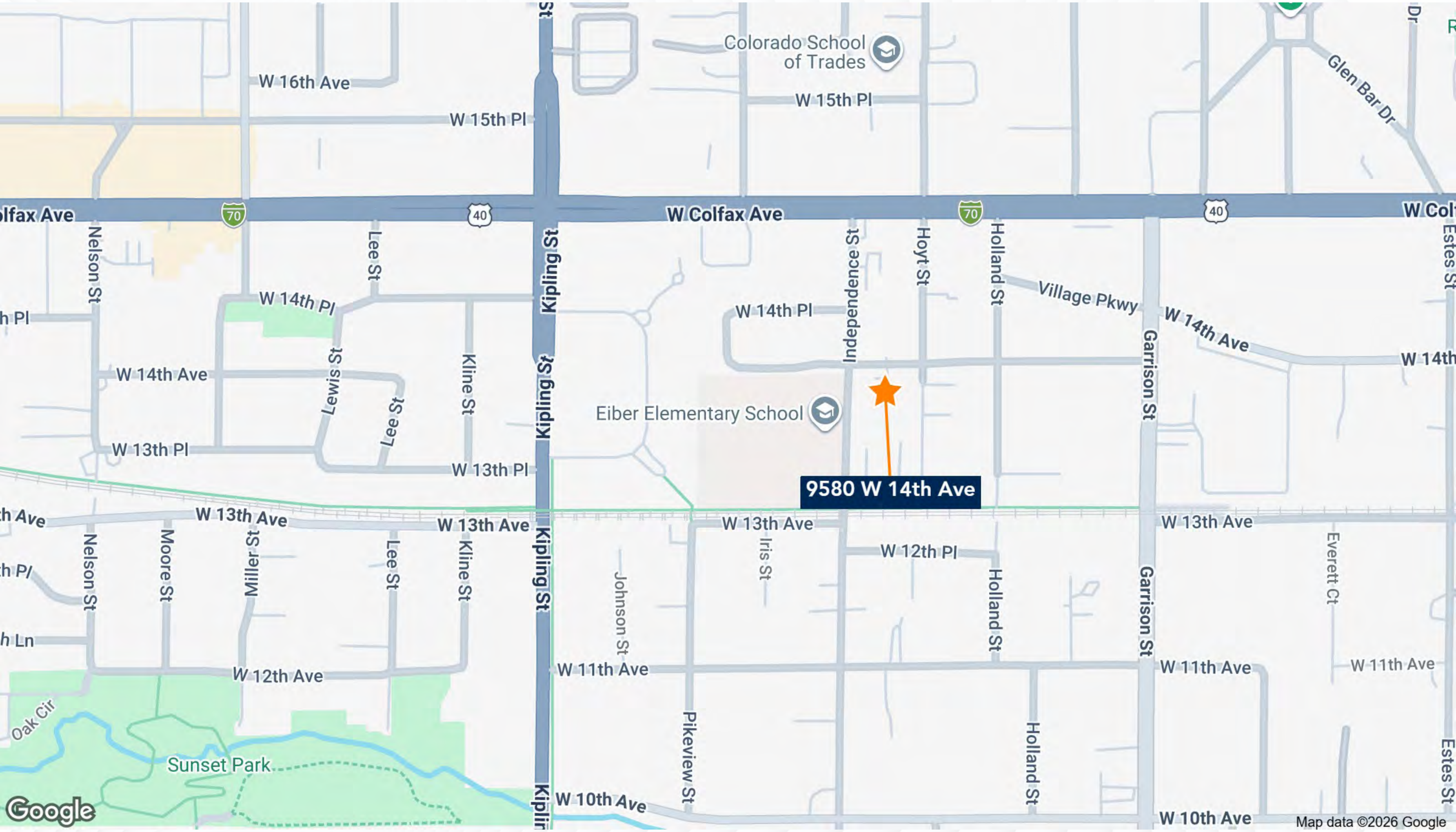

The Hustler's Code


RESERVED PARKING
RESERVED PARKING

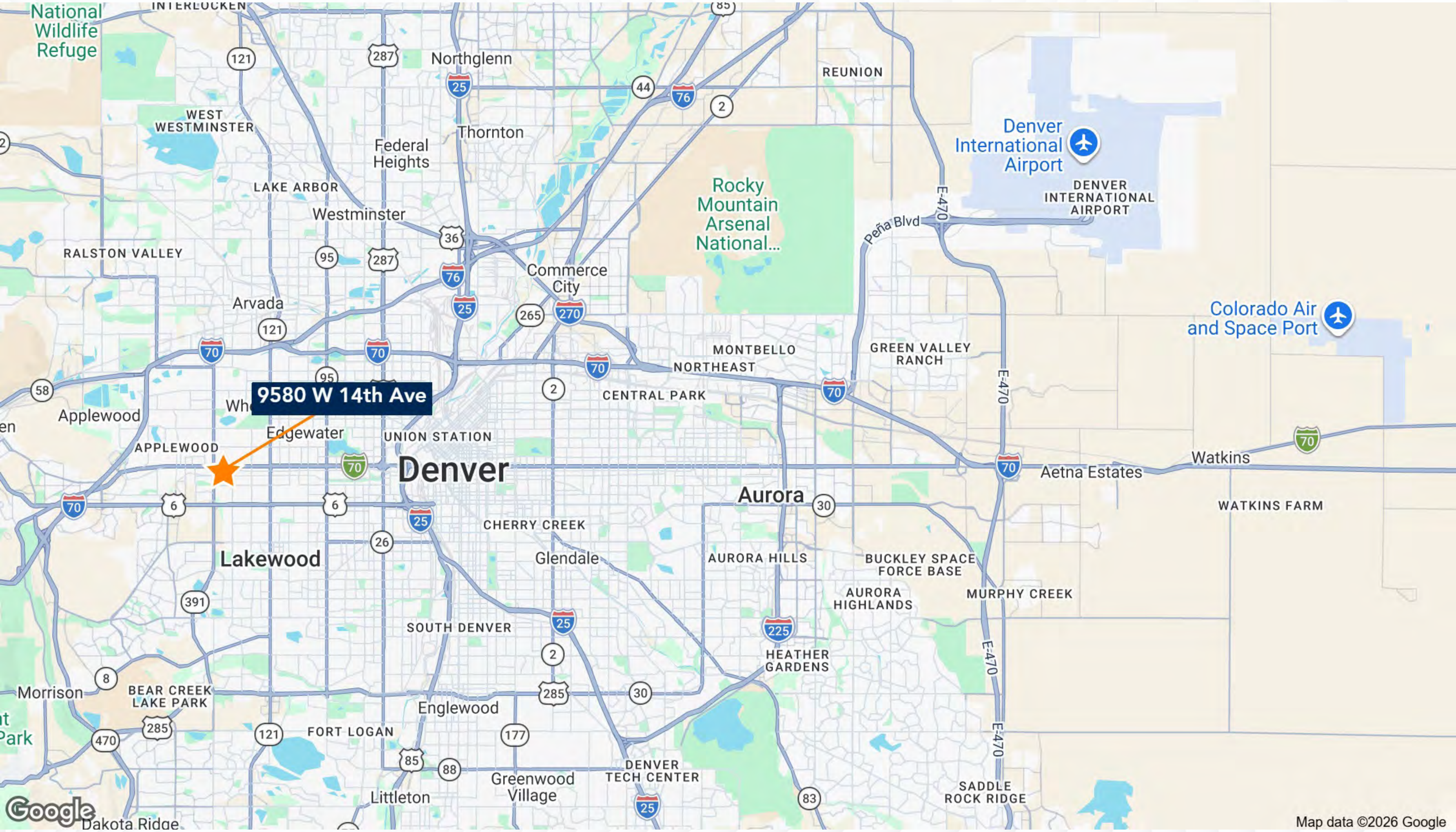
SECTION 2 STRATEGIC LOCATION

Marcus & Millichap
THE KRAMER GROUP

LOCAL **MAP**


Colorado School of Trades
W 16th Ave
W 15th Pl
W 15th Pl
Glen Bar Dr
W Colfax Ave
lfax Ave
W Col
Nelson St
Lee St
Kipling St
Independence St
Hoyt St
Holland St
Village Pkwy
W 14th Pl
W 14th Pl
W 14th Ave
W 14th Ave
W 14th
Garrison St
Estes St
Lewis St
Lee St
Kline St
Eiber Elementary School
9580 W 14th Ave
W 13th Pl
W 13th Pl
W 13th Ave
W 13th Ave
W 13th Ave
W 13th Ave
W 12th Pl
Iris St
Johnson St
Moore St
Miller St
Everett Ct
W 12th Ave
W 11th Ave
W 11th Ave
W 11th Ave
Oak Cir
Sunset Park
Pikeview St
W 10th Ave
W 10th Ave
Map data ©2026 Google

REGIONAL **MAP**



RETAILER **MAP**

PARCEL **MAP**

MARKET **OVERVIEW**

LAKEWOOD, CO

The investment property is in Lakewood, Colorado, an attractive target for office investment and development thanks to the city's growing population, highly desirable talent pool, and strong regional accessibility. Approximately 324,056 residents live within a five-mile radius of the property, and that population is projected to increase 2.0 percent by 2030. Notably, over 49 percent of this population has earned a bachelor's degree or higher, reflecting a highly educated labor pool that appeals directly to office-using employers. Drawn to this expanding talent base, government, healthcare, and finance sector employers serve as the area's leading jobs providers. The Denver Federal Center, a large government office campus, is the area's leading employer and supports over 8,000 local jobs. Lakewood is also an ideal destination for office development thanks to its strategic location just eight miles from Downtown Denver. As a result, the property is positioned to capture spillover demand from the city's urban core as a cost-effective alternative. The property is likewise adjacent to the intersection of U.S. Highway 6 and State Route 121, providing convenient access to the entire metropolitan area. As a result, the market represents a promising opportunity for office investors to secure a foothold in one of the Denver metro's most attractive submarkets.

- *Strategic Location with Proximity to the Denver Federal Center*
- *Over 49 Percent of Residents Have Attained a Bachelor's or Master's Degree*
- *Strong Employment Base Led by Government, Healthcare, and Finance Sectors*
- *Excellent Connectivity Near Downtown Denver and Major Highways*

LAKEWOOD, CO

DEMOGRAPHICS

12,926
2025 POPULATION WITHIN 1 MILE

116,174
2025 POPULATION WITHIN 3 MILES

324,056
2025 POPULATION WITHIN 5 MILES

39
MEDIAN AGE WITHIN 1 MILE

$95,187
AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE

$108,260
AVERAGE HOUSEHOLD INCOME WITHIN 3 MILES

6,327
2025 TOTAL HOUSEHOLDS WITHIN 1 MILE

53,976
2025 TOTAL HOUSEHOLDS WITHIN 3 MILES

2.1
AVERAGE HOUSEHOLD SIZE WITHIN 1 MILE

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(BDB24-10-19) (Mandatory 1-20)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER
DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

9580 West 14th Avenue, Lakewood, Colorado 80215

or real estate which substantially meets the following requirements:

____.

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☑ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☑ **Customer.** Broker is the ☐ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is <u>not</u> the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is <u>not</u> the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is <u>not</u> the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on ____________________________.

________________________ ________________________
Buyer Buyer

BROKER ACKNOWLEDGMENT:

On ____________________, Broker provided ________________________ (Buyer) with this document via ________________________ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.

____
Broker

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