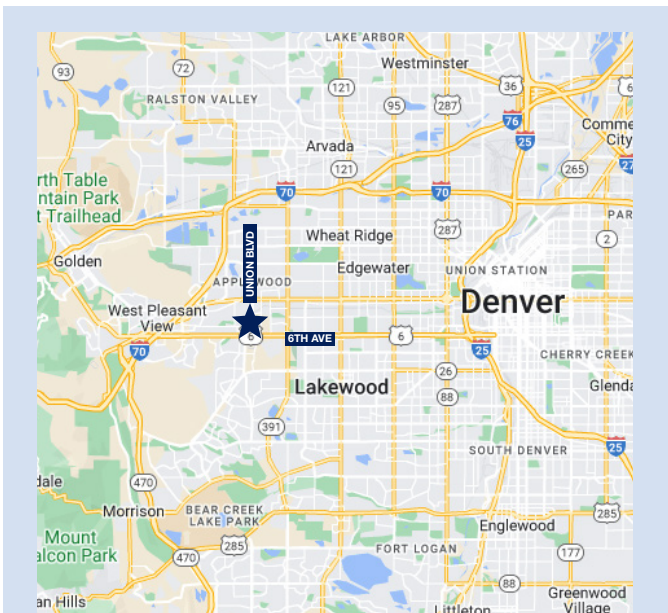


# 6th & Union

11905 W 6th Ave | Lakewood, CO 80228



**HIGHLY VISIBLE PAD SITE | Price Reduced \$2,400,000**



High profile, visible pad at 6th and Union. 1.43ac site, zone M-G-S which allows for a wide range of auto orientated uses. Currently entitled and approved for an 86key, Tru by Hilton hotel. Some other uses allowed include Drive Thru, Car Wash, Multi Family, Restaurant, Church, Health Club, Emergence Medical Center. Special Uses include Mini Warehouse/storage, Gas Stations, Hospital and more.

**Size:** 1.43 Acres  
**Zoning:** M-G-S [Click for More Information](#)  
**Price:** **\$2,400,000 - Price Reduced**

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2023 est.):	11,853	88,126	251,493
Avg HH Income:	\$80,049	\$103,752	\$100,110

Source: CoStar, 2024

TRAFFIC COUNTS	
On Simms Street at W 6th Avenue Frontage:	33,689 CPD
On West 6th Avenue at Simms:	111,500 CPD
On Union Blvd at W 4th Ave:	55,334 CPD

Source: CoStar, 2024

For more information, please contact:

**Bobby Kline**

Vice President

**720.298.4441**

[bkline@miller-unity.com](mailto:bkline@miller-unity.com)



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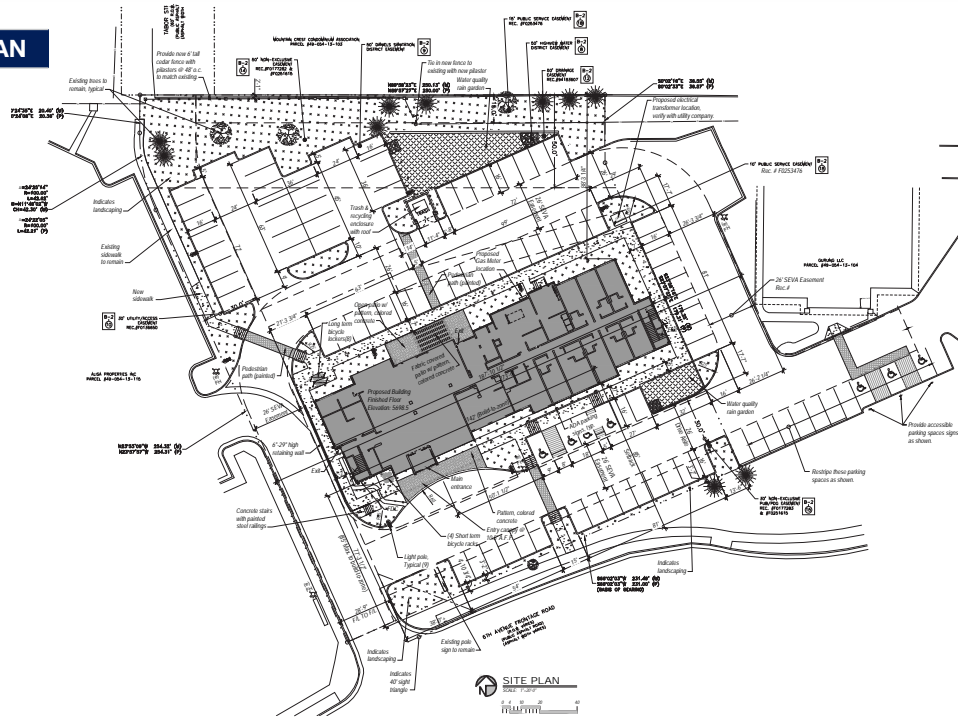
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## TRU BY HILTON HOTEL SITE PLAN



For more information, please contact:

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Vice President

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