

PRIME LAKEWOOD REDEVELOPMENT OPPORTUNITY

505 SHERIDAN BLVD • LAKEWOOD, CO 80226

\$4,500,000

SALE PRICE

0.82 ACRES

LOT SIZE

M-G-S

ZONING

9,227 SF

BUILDING SIZE

PROPERTY TYPE

REDEVELOPMENT

PROPERTY OVERVIEW

505 Sheridan Boulevard presents a rare opportunity to acquire a highly visible 0.82-acre redevelopment site in the heart of Lakewood, Colorado. Currently operating as a 25-room motel, the property offers immediate cash flow while providing investors, developers, and owner-users the opportunity to reposition or redevelop the site in one of the Denver metro area's most active growth corridors.

Situated along Sheridan Boulevard with traffic counts approaching 53,000 vehicles per day, the property benefits from excellent visibility, convenient access to major transportation routes, and is less than one mile from the RTD W Line.

The existing improvements include approximately 9,227 square feet with 41 surface parking spaces, making the property well suited for continued hospitality use, adaptive reuse, or future redevelopment, subject to municipal approvals.

With strong surrounding demographics, continued investment throughout the corridor, and multiple potential exit strategies, 505 Sheridan Boulevard offers a compelling opportunity for developers, hospitality operators, affordable housing groups, and value-add investors seeking a well-located infill asset.

INVESTMENT HIGHLIGHTS

- 1** 25 Existing Motel Rooms
- 2** Located in the Denver Metro/Lakewood Submarket
- 3** Existing Income with Long-Term Redevelopment Potential
- 4** High Visibility along Sheridan Boulevard

POTENTIAL REDEVELOPMENT

- Multifamily or Workforce Housing
- Mixed-Use Residential
- Restaurant, Coffee or Neighborhood Retail
- Drive through development, QSR
- Gas Station
- EV Charging
- Medical or Professional Office
- Hotel or Extended Stay Hospitality



Photo Render



Photo Render



Photo Render



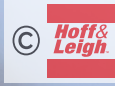


Photo Render



Photo Render



Photo Render





DEMOGRAPHICS



180,347

POPULATION



35.8

MEDIAN AGE



2.4

AVERAGE HOUSEHOLD SIZE



\$84,540

MEDIAN HOUSEHOLD
INCOME

TRAFFIC COUNT

NEAREST CROSS STREET	VPD	DIST. (MI)
W 5th Ave	52,170	0.0
W 5th Ave	43,000	0.0
W 6th Ave	50,638	0.1
W 4th Ave	51,200	0.1
Ames St	7,616	0.1

