

3.9 ACRE WEST DENVER DEVELOPMENT LAND

1700-1850 KIPLING STREET

LAKEWOOD, CO 80215



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UNIQUE
PROPERTIES



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400 S. Broadway | Denver, CO 80209

PROPERTY HIGHLIGHTS

Address	1700 Kipling Street Lakewood, CO 80215
Building Name	1700-1850 Kipling St
Property Type	8 Properties - 3.9 Acres Multifamily Redevelopment Opportunity
Property Subtype	Multifamily
Lot Size	169,306 SF (3.89 AC)
Number of Lots	8



- ±3.89 AC (169,306 SF) development site in the high-demand West Denver submarket of Lakewood
- Assemblage sale required – all parcels must be purchased together
- Currently zoned R-1-12 with strong potential for townhome or mixed-use residential rezoning (subject to City approval)
- In-place month-to-month tenancy provides interim income and flexibility for redevelopment
- Utilities available via Consolidated Mutual Water and Xcel Energy

PORTFOLIO SUMMARY

Welcome to 1700-1850 Kipling in Lakewood, CO. This prime property encompasses seven single-family homes and one commercial office building. Located in the high-demand West Denver submarket of Lakewood, Colorado, this 3.89 AC site is prime for medium density residential or mixed-use. With close proximity to major thoroughfares including Interstate 70 and 6th Avenue, future occupants can get to the base of the mountains, Downtown Denver, and all West Metro areas within a 20 minute drive. Historic Colfax Avenue retail, light rail, bike trails, and RTD bus lines are within walking distance.

- Total Lot Size: 169,306 SF (3.89 AC)
- All Properties Must Be Sold Together
- Currently zoned City of Lakewood R-1-12. Potential rezoning to townhome/mixed-use residential subject to City approvals
- Month-to-month leases in place. Call broker for details
- Consolidated Mutual Water, Xcel Energy
- *PLEASE DO NOT DISTURB TENANTS*

ADDRESS	UNITS	HOUSE SF	LAND SF	YEAR BUILT
9975 W 17th Ave, Lakewood, CO	1	1,072	10,280	1950
1700 Kipling St, Lakewood, CO	1	2,364	11,500	1950
1730 Kipling St, Lakewood, CO	1	1,696	24,786	1933
1750 Kipling St, Lakewood, CO	1	912	42,645	1933
1780 Kipling St, Lakewood, CO	1	1,445	17,500	1939
1830 Kipling St, Lakewood, CO	1	996	18,774	1942
1850 Kipling St, Lakewood, CO	1	1,017	26,092	1952
1805 Jellison St, Lakewood, CO	1	1,092	17,729	1954
TOTALS	8	10,594	169,306	-

OFFERING ASSEMBLAGE



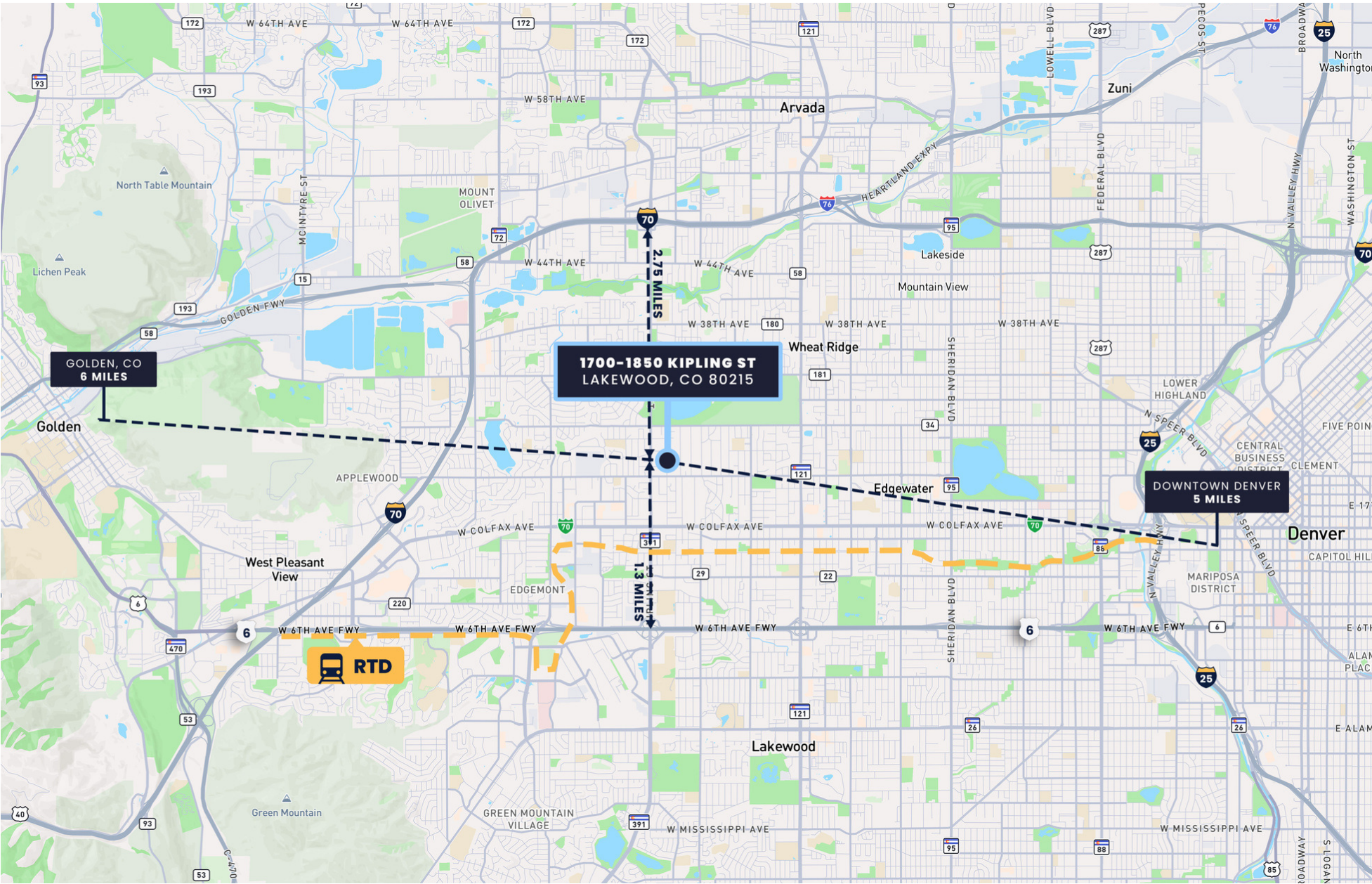
MAP & DEMOGRAPHICS

DEMOGRAPHICS

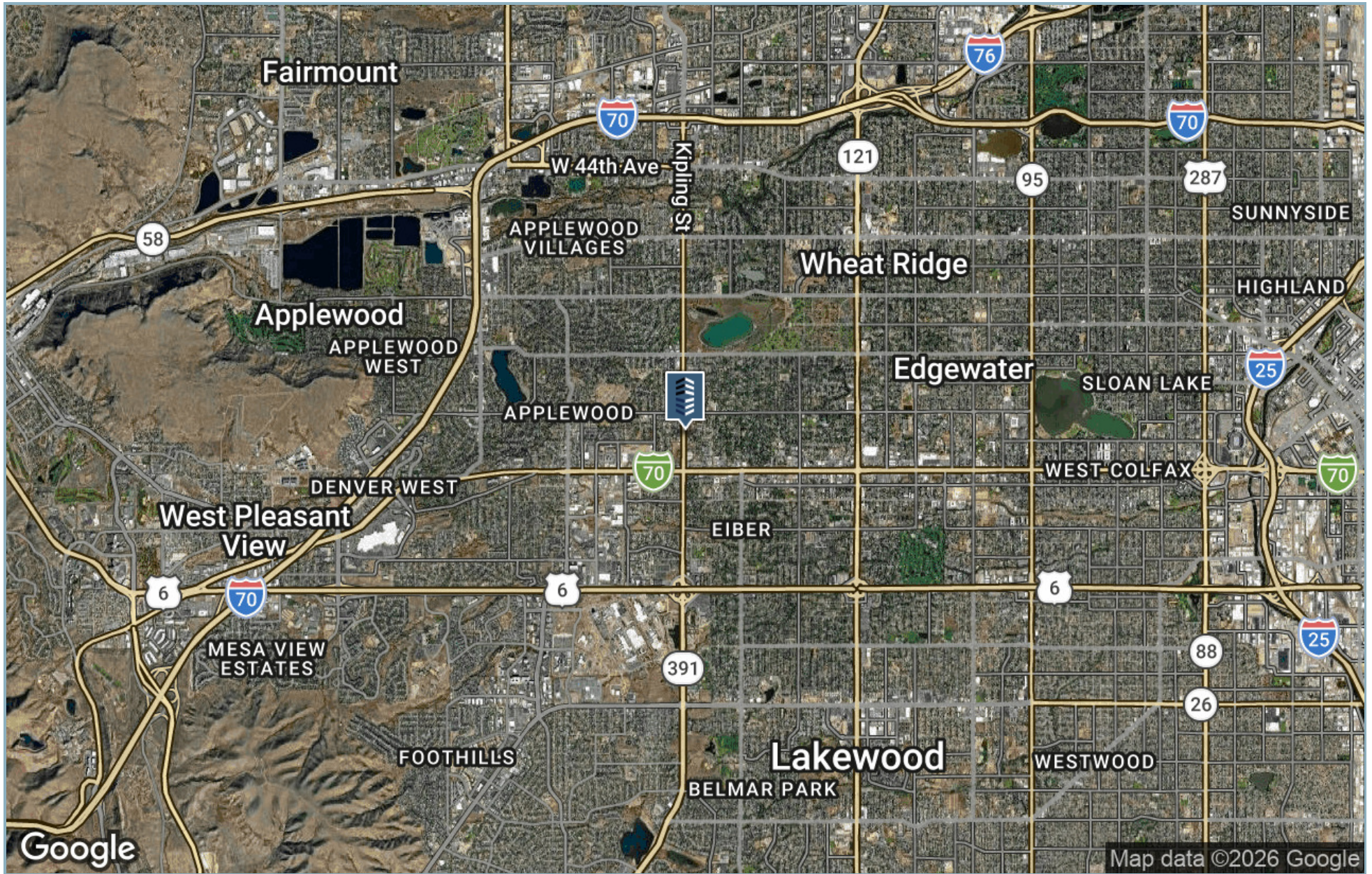
	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population	13,283	106,118	320,187
2030 Population Projection	13,494	106,461	322,442
Median Age	40.9	40.2	39
HOUSEHOLDS & INCOME			
2025 Households	6,095	46,923	137,459
Avg Household Income	\$96,622	\$108,056	\$118,622
Median Household Income	\$76,934	\$83,459	\$90,476
Median Home Value	\$619,968	\$667,947	\$665,893



LOCATION MAP



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