

9100 W. JEWELL AVE.

9100 W. Jewell Ave. | Lakewood, CO

OFFERING MEMORANDUM



9100 W. Jewell Ave.

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Exclusively Marketed by:

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<https://marcumcommercial.com/>



01 **Executive Summary**
Investment Summary



OFFERING SUMMARY

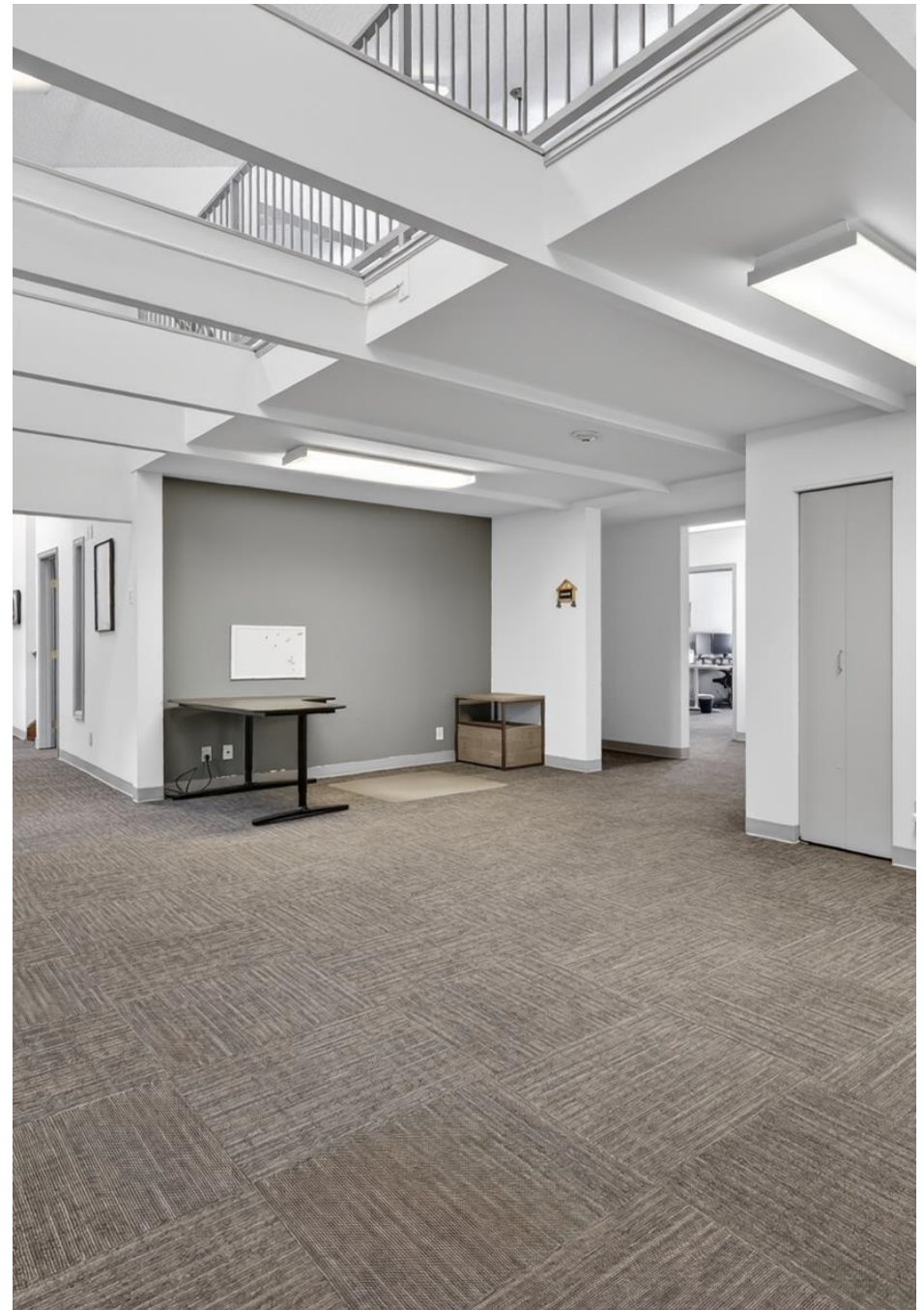
ADDRESS	9100 W. Jewell Ave. Lakewood CO 80232
COUNTY	Jefferson
MARKET	Denver Metro
SUBMARKET	SW Denver
BUILDING SF	8,500 SF
LAND ACRES	0.61
LAND SF	26,572 SF
YEAR BUILT	1978
YEAR RENOVATED	2nd Floor in 2018

FINANCIAL SUMMARY

PRICE	\$1,350,000
PRICE PSF	\$158.82

9100 W. Jewell Ave.

- 9100 W. Jewell Ave in Lakewood is a well-located office building along the W. Jewell Ave commercial corridor with strong access to major arterials. The property has undergone meaningful capital improvements, including a full HVAC replacement completed throughout in early 2026, improving system reliability and efficiency. A portion of the roof was also replaced in 2026, reducing near-term capital exposure for a future owner. While the exterior could benefit from additional cosmetic updates, the building presents a functional office opportunity with key mechanical systems already addressed.
- Full HVAC replacement & partial roof replacement completed in early 2026
- Surrounded by a strong mix of nearby retail, dining, and service amenities along the W. Jewell Ave corridor, providing convenient access for clients and employees





02

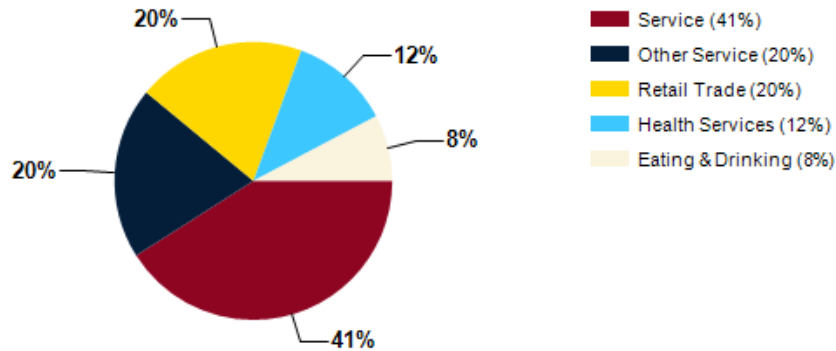
Location

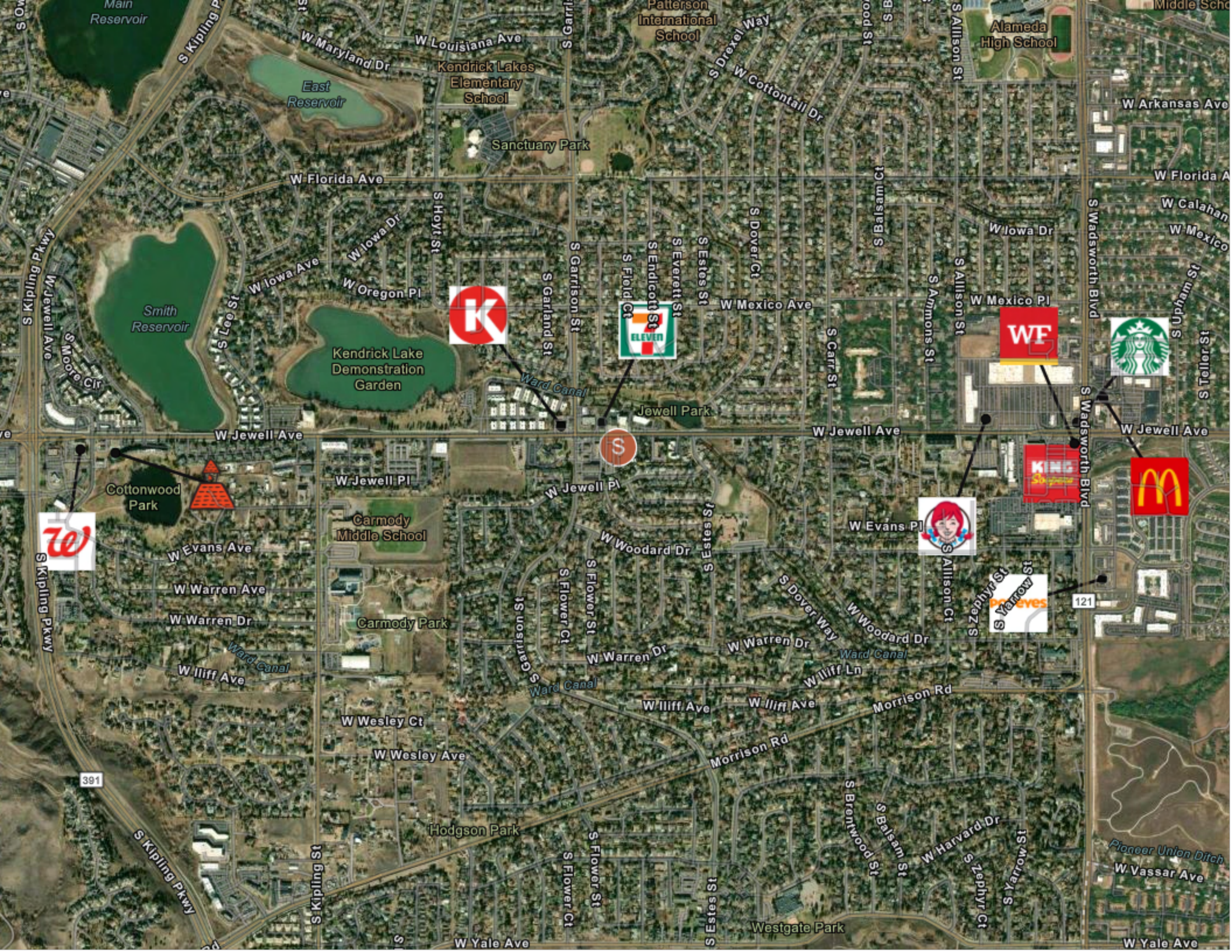
- Location Summary
- Local Business Map
- Aerial View Map

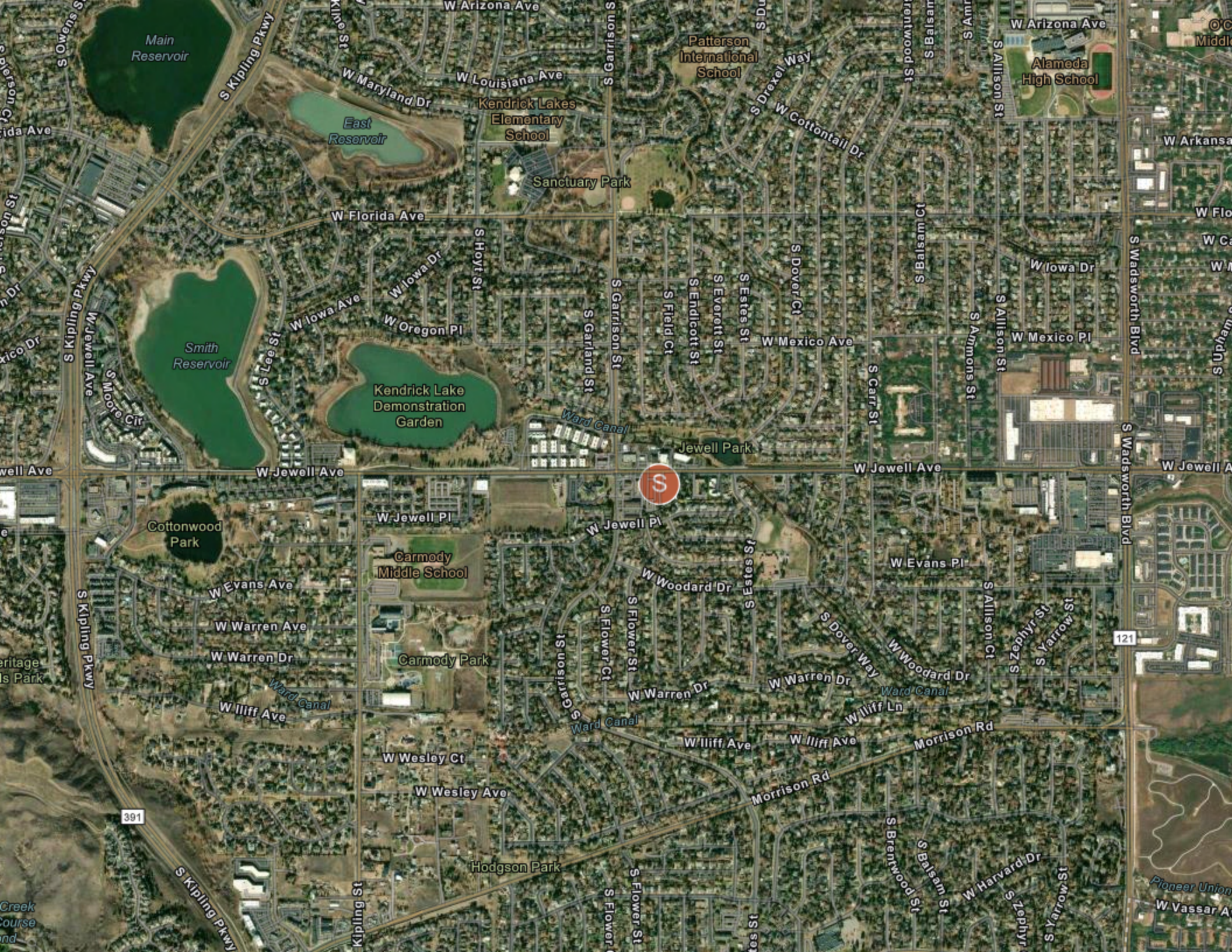
9100 W. Jewell Ave.

- 9100 W. Jewell Ave is positioned along a well-trafficked commercial corridor with strong connectivity to surrounding arterial roadways, providing convenient access throughout the greater metro area. The property benefits from proximity to a dense concentration of retail, dining, and service-oriented businesses, supporting both client and employee convenience. The surrounding area is characterized by established commercial uses and consistent daytime traffic, contributing to overall accessibility and visibility.
- Located along the W. Jewell Ave commercial corridor
- Strong access to major east-west (Morrison Rd. & Hwy 285) and north-south (Kipling St. & Wadsworth Blvd.) arterials
- Proximity to retail, dining, and service amenities
- Established commercial and business environment
- Central Lakewood location with regional connectivity
- Positioned within an active commercial corridor with surrounding retail and service users

Major Industries by Employee Count







Main Reservoir

East Reservoir

Smith Reservoir

Kendrick Lake Demonstration Garden

Cottonwood Park

Carmody Middle School

Carmody Park

Hodgson Park

Sanctuary Park

Jewell Park

Alameda High School

Patterson International School

Kendrick Lakes Elementary School

W Wesley Ave

S Flower St

Morrison Rd

W Illiff Ave

S Zephyr St

S Yarrow St

121

391

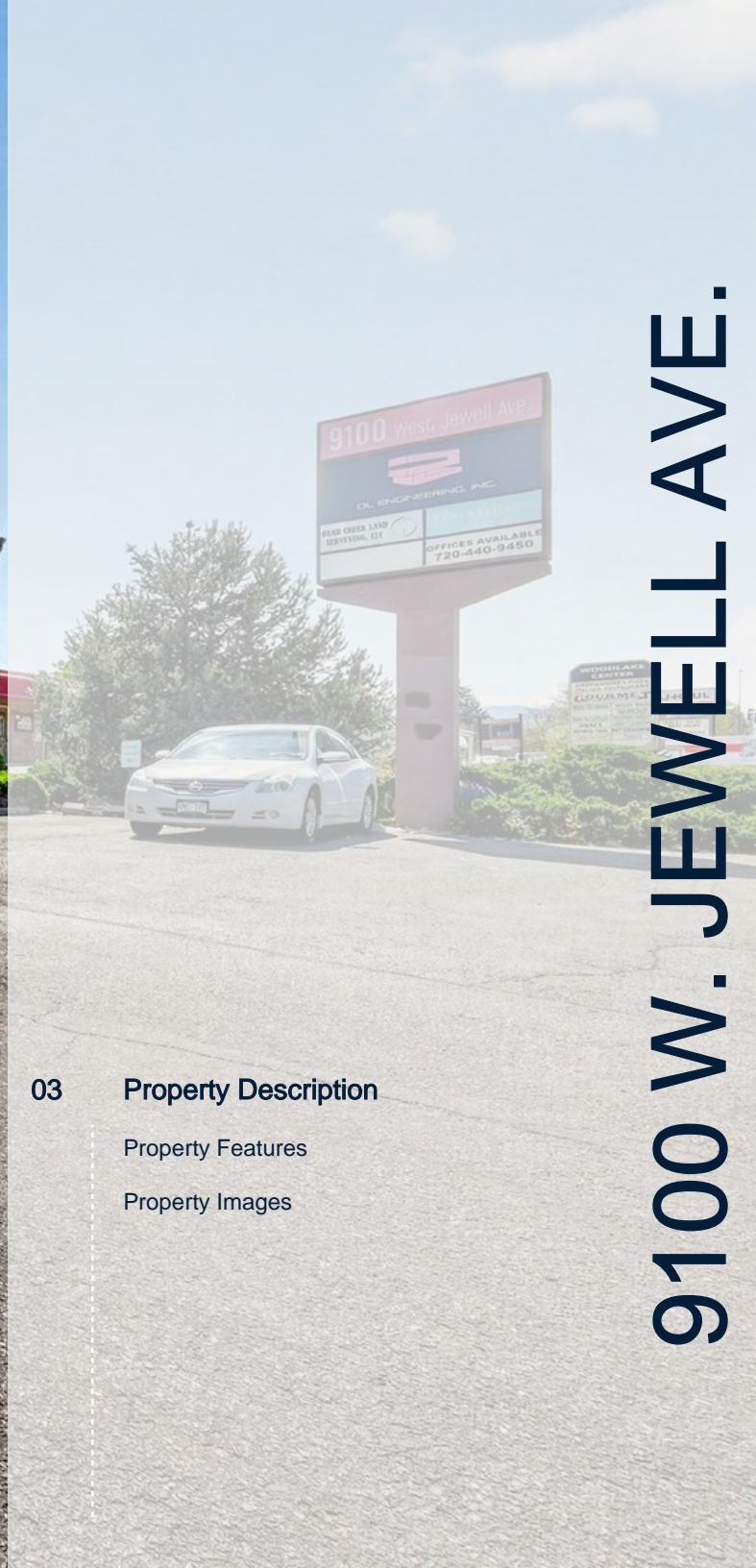




03 Property Description

Property Features

Property Images



PROPERTY FEATURES

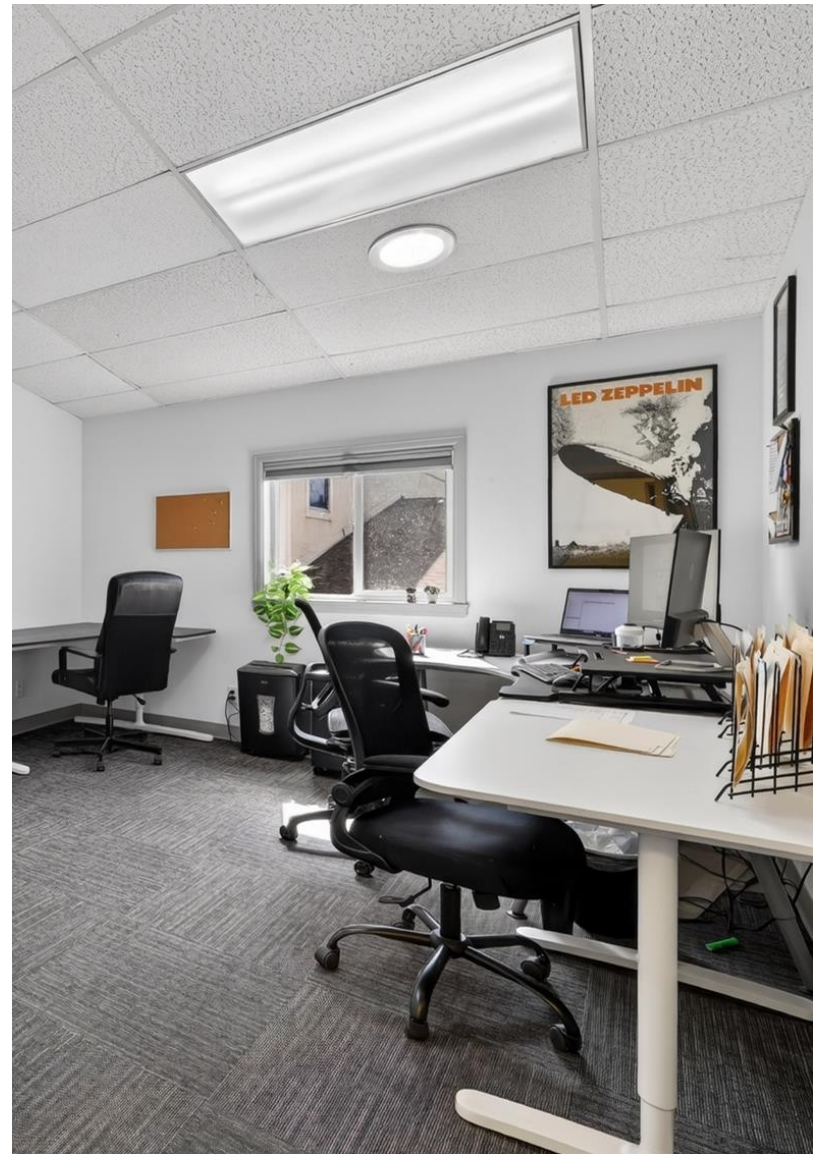
BUILDING SF	8,500
LAND SF	26,572
LAND ACRES	0.61
YEAR BUILT	1978
YEAR RENOVATED	2nd Floor in 2018
ZONING TYPE	Commercial (Lakewood)
BUILDING CLASS	C
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	+/- 36
TYPICAL FLOOR SF	4,250
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ADA COMPLIANT	No
ELEVATOR	No

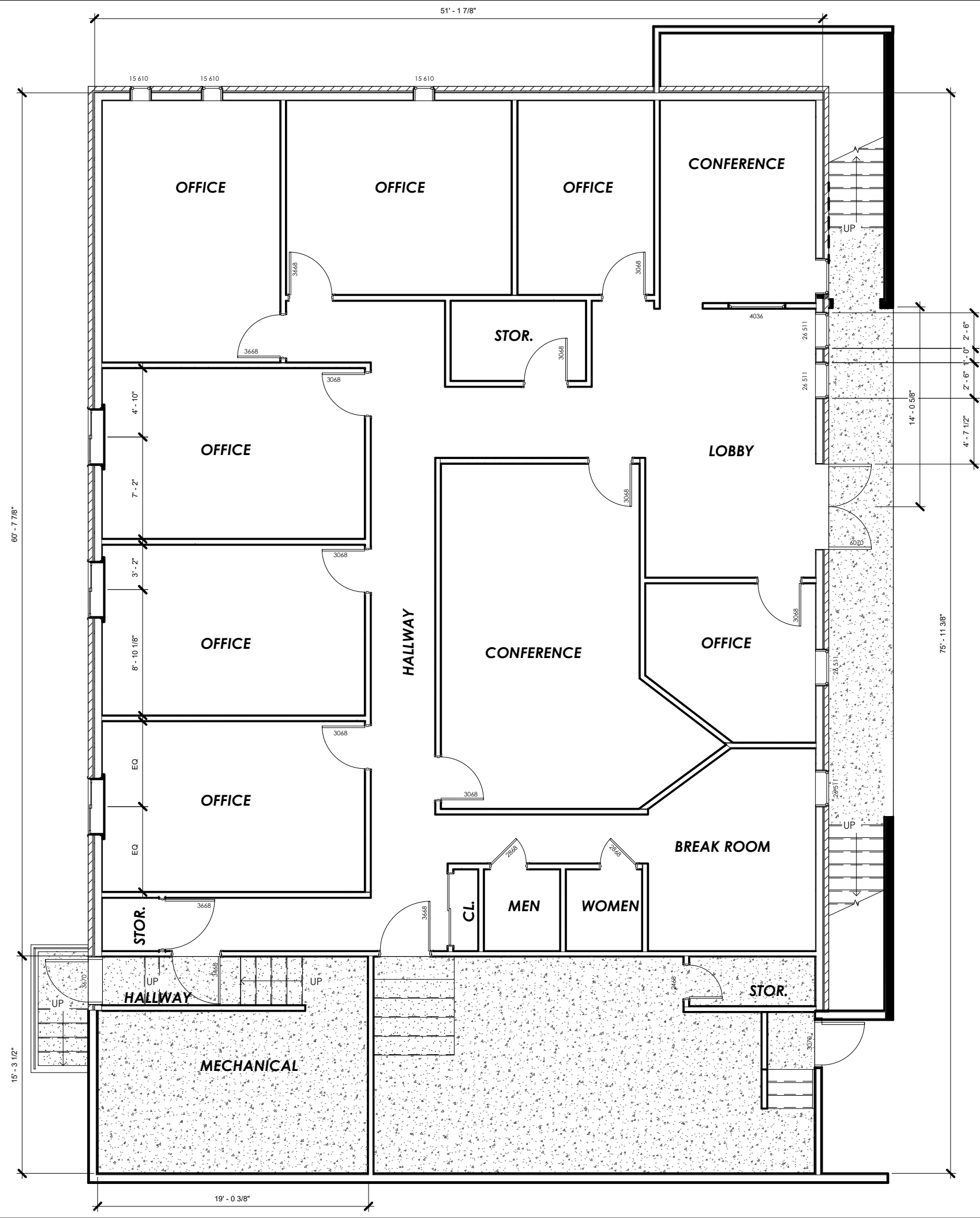
NEIGHBORING PROPERTIES

NORTH	Fire Station
SOUTH	Residential
EAST	Residential
WEST	Retail

MECHANICAL

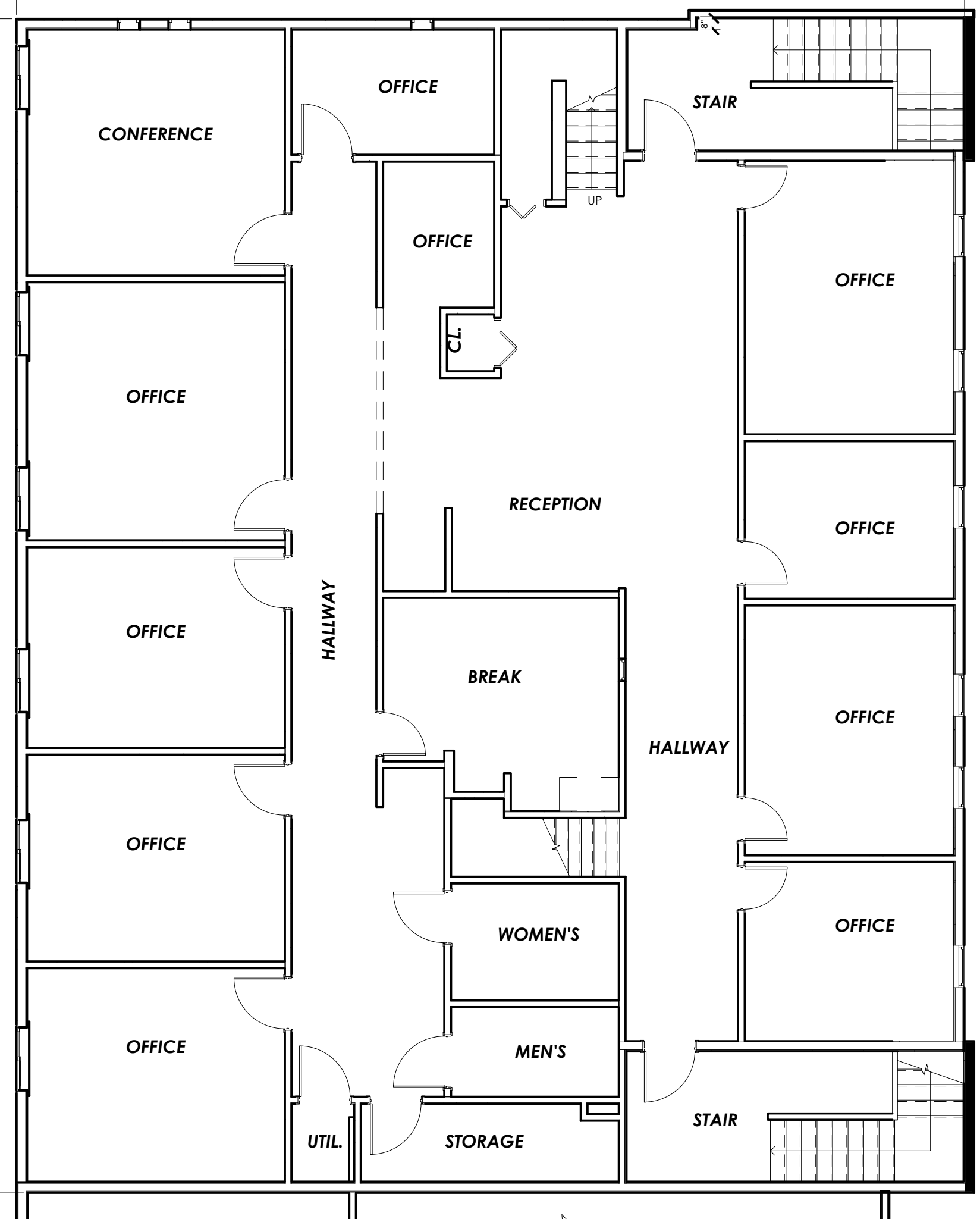
HVAC	Replaced in 2026
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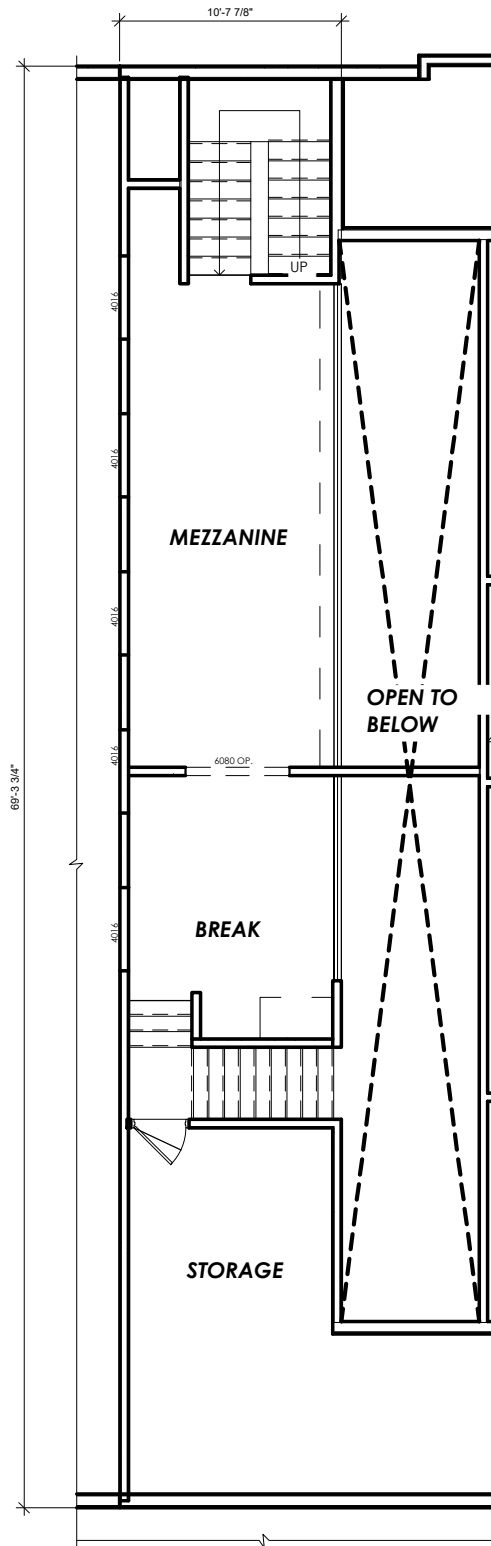


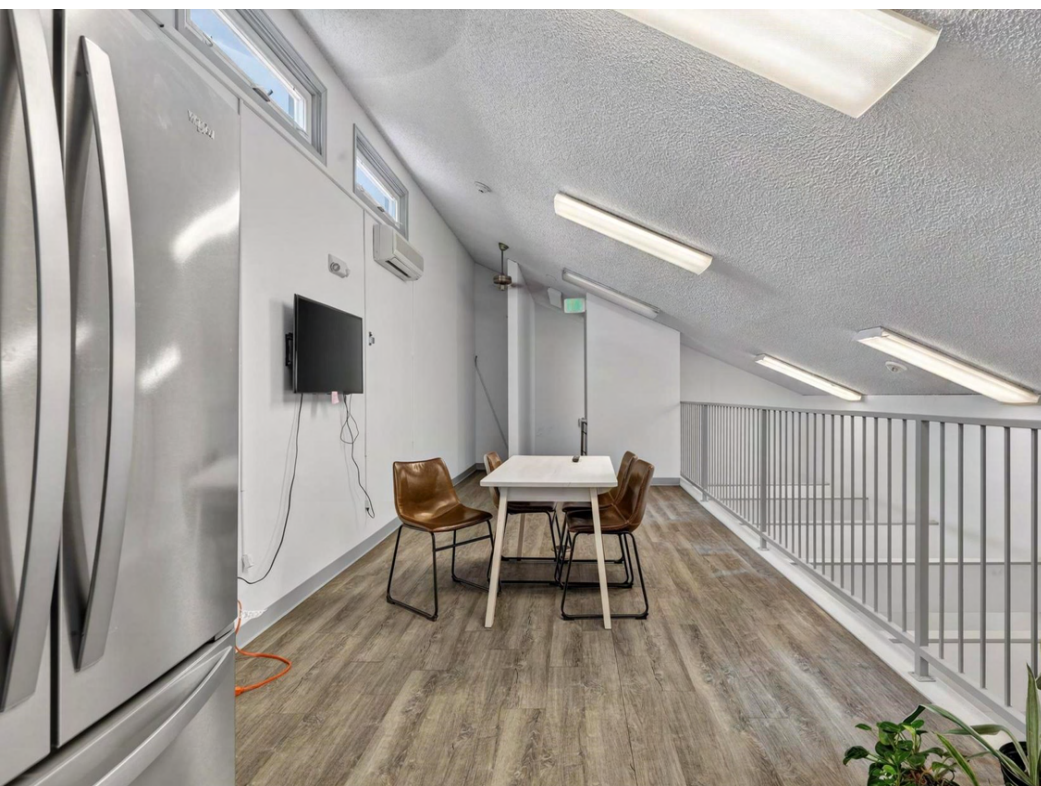


55'-11 7/8"

69'-3 3/4"













04 **Company Profile**
Advisor Profile





Maxwell Marcum
Senior Advisor

Maxwell joined Marcum Commercial Advisors in June 2016 as a Marketing & Research Associate. Following his graduation in May 2018, he advanced into a full-time Associate Broker role, and since then, has been promoted to our Senior Broker position, where he has since contributed to more than \$150 million in sales and leasing transactions across the Denver Metro region.

Today, Maxwell represents over 200,000 square feet of office, industrial, flex, and retail properties, actively expanding his portfolio and pursuing new opportunities for his clients.

Outside of work, Maxwell maintains an active lifestyle, enjoys outdoor activities and traveling with his wife and son. He also dedicates time to philanthropic causes, supporting organizations such as Children's Hospital Colorado, the Alzheimer's Association, Brave Church and the Denver Children's Foundation. Maxwell is also an active Board Member and Public Policy Chair for NAIOP's Colorado Chapter, one of the commercial real estate industry's most prevalent advocacy groups.

9100 W. Jewell Ave.

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The information contained herein is not a substitute for a thorough due diligence investigation. Marcum Commercial Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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