

FOR SALE- RETAIL/FLEX BUILDING

1492 AMMONS STREET, LAKEWOOD, CO 80214

IMPROVED PRICE- \$698,000



THE PROPERTY

Versatile
Retail/Flex
Building in a
High-Demand
Growth Corridor

PROPERTY FEATURES

BUILDING SIZE	±3,500 SF	ZONING:	M-G-T
LOT SIZE:	±8,712 SF	POWER:	220V, 3-Phase, combined 400-amp service
YEAR BUILT:	1959	ACCESS:	Drive-in door, fenced yard, gated side lot

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POWER, SPACE, AND POSSIBILITY — ALL UNDER ONE ROOF

Positioned just one-quarter block off iconic West Colfax Avenue, 1492 Ammons Street offers a rare blend of flexible layout, heavy-duty infrastructure, and prime visibility in one of Lakewood's most active revitalization corridors. Located in the Eiber neighborhood—a district known for its vintage charm, stable residential base, and ongoing commercial reinvestment—this ±3,500 SF building is ideally suited for owner-users, investors, and businesses seeking a dynamic, transit-oriented location.

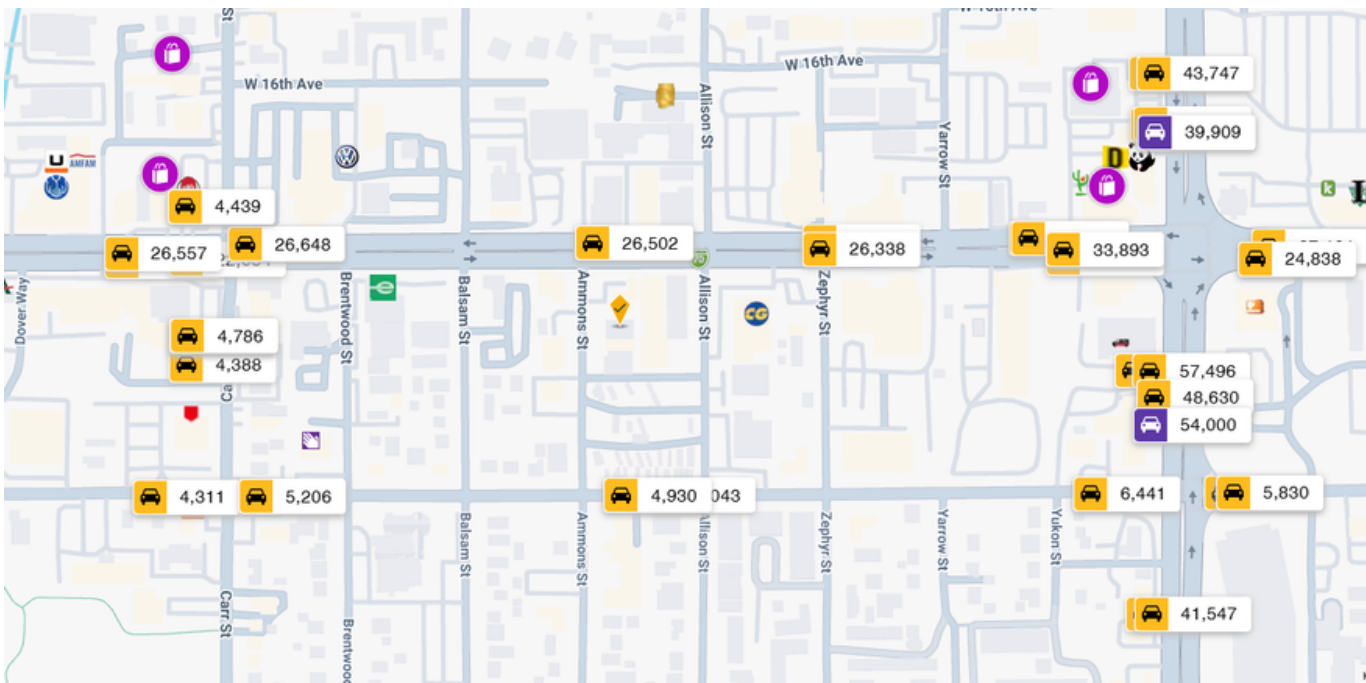
STRATEGIC LOCATION & CONNECTIVITY

Situated between Wadsworth Blvd and Kipling St, the property benefits from immediate access to West Colfax, I-70, and 6th Avenue. Nearby parks, restaurants, neighborhood services, and light-rail access support both customer traffic and employee convenience.

NEIGHBORHOOD DEMOGRAPHICS & MARKET STRENGTH

The Eiber neighborhood provides a stable and diverse consumer and workforce base:

- Population: Approximately 9,600 residents, median age 38
- Housing & Income: Median home values exceeding \$540,000, reflecting long-term demand and investment stability
- Character: A “subrural” neighborhood blending historic homes with new development
- Growth Pattern: Ongoing revitalization along West Colfax continues to attract new businesses, mixed-use projects, and community investment
- This combination of established density, rising property values, and active redevelopment positions 1492 Ammons Street for continued appreciation and business success.



Traffic Count Disclaimer

Traffic count data referenced in this presentation is sourced from CoStar and is considered reliable. These figures are provided for general informational use only and may change over time. Neither the broker nor the property owner guarantees the accuracy of this information. Prospective buyers, tenants, and representatives are encouraged to independently verify all traffic data as part of their due diligence.

INTERIOR & EXTERIOR FEATURES

- ±1,520 SF Warehouse ideal for production, inventory, or rugged-use operations
- ±864 SF Showroom/Retail Space with excellent display potential
- ±821 SF Workspace suitable for assembly, creative work, or collaborative teams
- ±247 SF Conference Room with professional finishes
- Kitchenette + Two Bathrooms for daily convenience
- Covered and Uncovered Patios totaling ±564 SF for outdoor use, storage, or client engagement
- Additional Fenced Side Lot for secure parking, equipment, or yard storage
- Durable LVP flooring, high ceilings, and abundant natural light throughout

Previously home to Weston Backcountry, the property may include existing fixtures, displays, and furnishings - offering a turnkey opportunity for retail, experiential brands, or creative companies.

M-G-T ZONING (MIXED-USE GENERAL – TRANSIT)

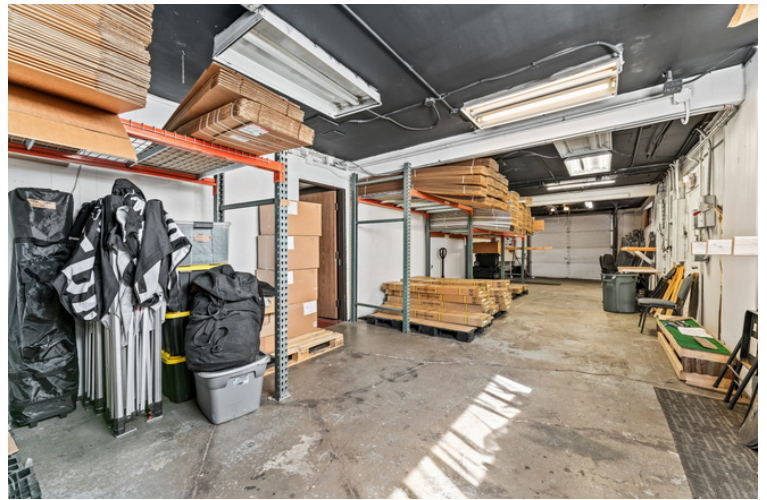
The M-G-T district allows a broad mix of commercial, employment, and residential uses suited for transit-oriented corridors, including:

- Retail & Service: General retail, specialty shops, showrooms, salons, studios, restaurants, and indoor recreation.
- Office & Professional: Administrative, medical, dental, wellness, and professional offices.
- Flex & Light Industrial: Light manufacturing, fabrication, assembly, R&D, contractor shops, warehousing, and indoor storage.
- Mixed-Use & Residential: Live-work units, multifamily housing, and mixed-use buildings with commercial ground floors.
- Community Uses: Educational, training, civic, and community-serving facilities.
- Limited Auto Uses: Restricted auto-service and screened fleet/service-vehicle parking.

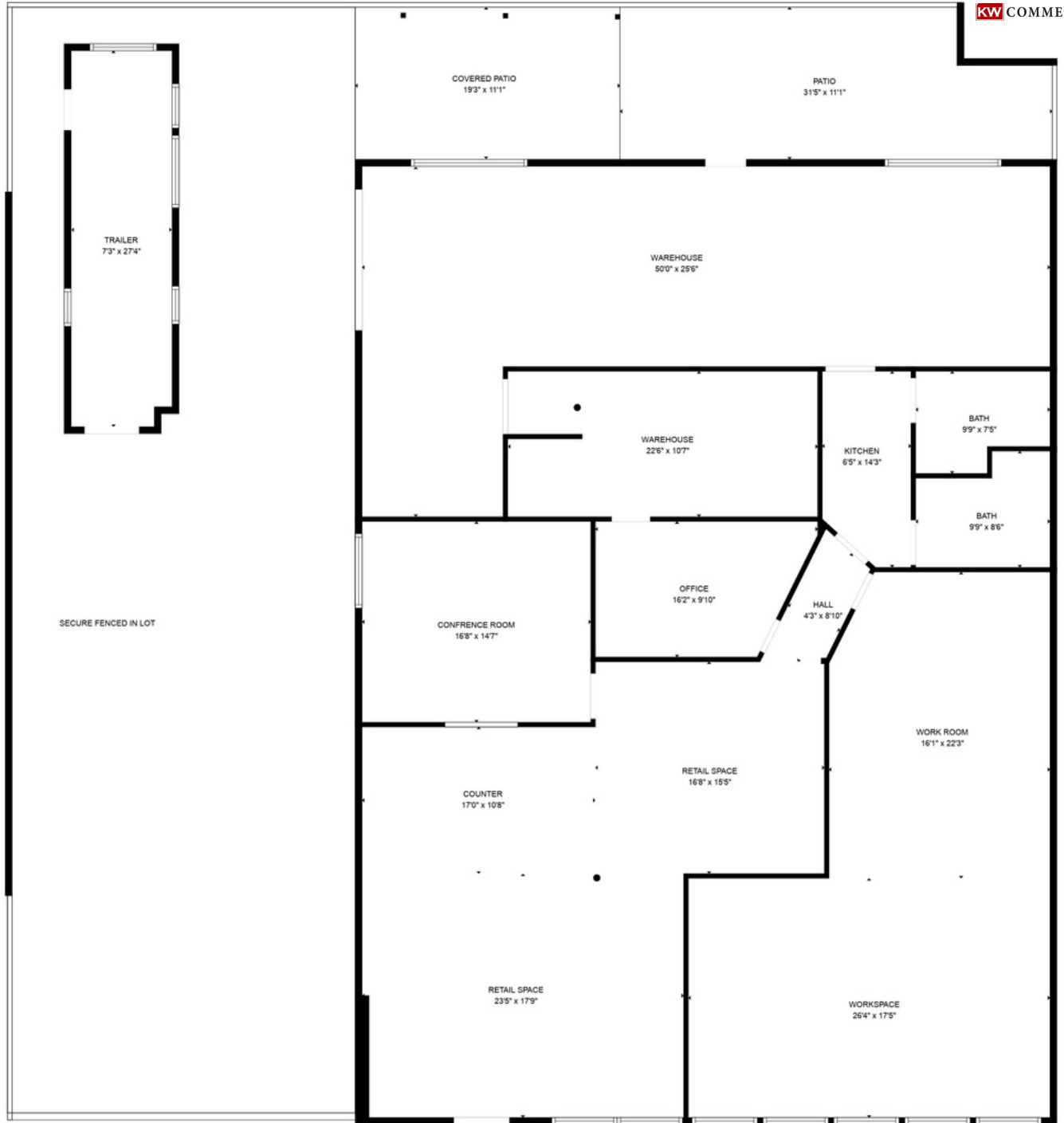
PROPERTY PHOTOS



PROPERTY PHOTOS



FLOORPLAN



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Disclaimer

This presentation is provided for general informational purposes only. All property details, including but not limited to building specifications, parcel information, zoning, and ownership records, were obtained from public records and other third-party sources deemed reliable. However, no guarantee, warranty, or representation—express or implied—is made as to the accuracy, completeness, or current status of this information. All figures, measurements, and data are subject to verification, change, or correction without notice.

General Notice

All interested parties should conduct their own independent investigation, analysis, and verification of all information presented. Nothing in this presentation should be construed as legal, financial, or tax advice.