

Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

11500 WEST 13TH AVENUE

LAKEWOOD, CO 80215

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LAKEWOOD, CO 80215

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SECTION

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EXECUTIVE
SUMMARY

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11500 WEST 13TH AVENUE

LAKEWOOD, CO 80215

\$3,669,000

SALES PRICE

1977
YEAR BUILT

36,695 SF
BUILDING SIZE

2.53 AC
LOT SIZE

\$99.99/SF
PRICE/SF





THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present this exclusive listing for the sale of 11500 W 13th Avenue in Lakewood, Colorado. Situated in a well-established industrial corridor, the property offers a combination of flexible zoning and heavy power capacity. The building is equipped with strong power infrastructure, including 1,100 amps at 480–600 volts on the west side and 1,000 amps at 600 volts on the east side. Zoned LI-RD (Light Industrial – Redevelopment), the site is immediately ready for use in warehouse, distribution, or specialized industrial operations, while also allowing for long-term redevelopment potential. Additionally, two fenced yards provides secure outdoor storage, an increasingly valuable feature for tenants in need of extra space for equipment, vehicles, or materials.

Located centrally in Lakewood, the property is just a few miles west of downtown Denver, offering convenient access to US Highway 6, Interstate 70, and C-470. This connectivity enables the asset to cater to local tenants who require proximity to Denver’s urban core, as well as regional users dependent on distribution networks throughout the Front Range. Over the past year, the local industrial market has seen no new deliveries, with very little currently under construction. This supply constraint has continued to enhance landlord leverage, as demand is outpacing availability despite broader economic challenges. Asking rents have increased by more than four percent year-over-year, with the strongest gains concentrated in well-located and functional properties like this one. Given the scarcity of buildings that offer outdoor storage and heavy power, this property is well-positioned to achieve above average lease rates.

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PROPERTY HIGHLIGHTS



Industrial Property Featuring Heavy Power Infrastructure, Fully Fire Sprinkled, Large Natural Gas Line and Two (2) Fenced Yards



Zoned LI-RD, Offering Immediate Use for Warehouse, Distribution, or Specialized Industrial Operations with Long-Term Redevelopment Potential



Centrally Located in Lakewood with Convenient Access to U.S. Highway 6, Interstate 70, and C-470 and within Blocks of Two (2) Light Rail Stations (Federal Center and Oak Street Stations)



Supply-Constrained Market with No New Industrial Deliveries Over the Past Year



Priced Approximately 30 Percent Below Market Comps with Partial Income in Place



Three (3) Dock High Doors and Two (2) Drive-In Doors



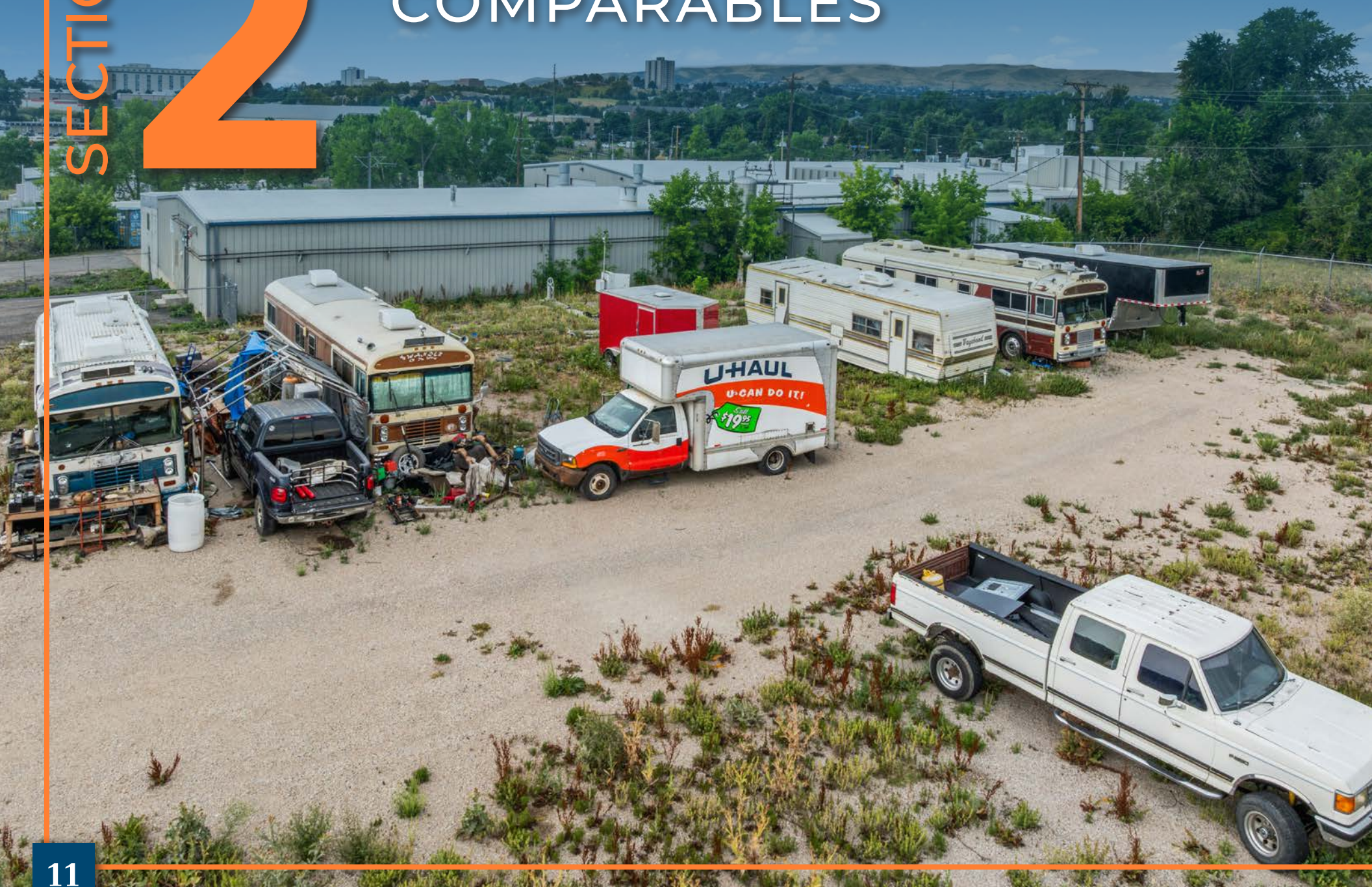






SALES COMPARABLES

Marcus & Millichap
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SALES COMPARABLES

	Address	Building SF	Price	Price/SF	Sale Date	Year Built
	SUBJECT PROPERTY	36,695	\$3,669,000	\$99.99/SF	N/A	1977
	1250 Simms Street Lakewood, CO 80401	54,416	\$7,252,000	\$133.27	06/20/2025	1964
	2500 S Tejon St Englewood, CO 80110	35,000	\$5,950,000	\$170.00	05/13/2025	1969
	55 S Yuma St Denver, CO 80223	30,460	\$4,550,000	\$149.38	03/21/2025	1960
	15097 W 44th Ave - Bldg A Golden, CO 80403	22,935	\$3,195,000	\$139.31	03/5/2025	1971
	501-521 N Kalamath St Import Parts Warehouse Denver, CO 80204	24,178	\$4,100,000	\$169.58	12/19/2024	1985
	3300 S Shoshone St Englewood, CO 80110	26,464	\$5,000,000	\$188.94	12/19/2024	1998
	2727 W 5th Ave Denver, CO 80204	36,750	\$3,750,000	\$102.04	12/13/2024	1969
	1500 W Campus Dr Littleton, CO 80120	32,860	\$6,250,000	\$190.20	12/4/2024	2000
	4975 Miller St Wheat Ridge, CO 80033	30,308	\$3,000,000	\$98.98	12/3/2024	1977
	AVERAGE	32,596	\$4,783,000	\$149.07		

COMP MAP

★ 11500 West 13th Avenue
Lakewood, CO 80215

1 1250 Simms Street
Lakewood, CO 80401

2 2500 S Tejon St
Englewood, CO 80110

3 55 S Yuma St
Denver, CO 80223

4 15097 W 44th Ave
- Bldg A
Golden, CO 80403

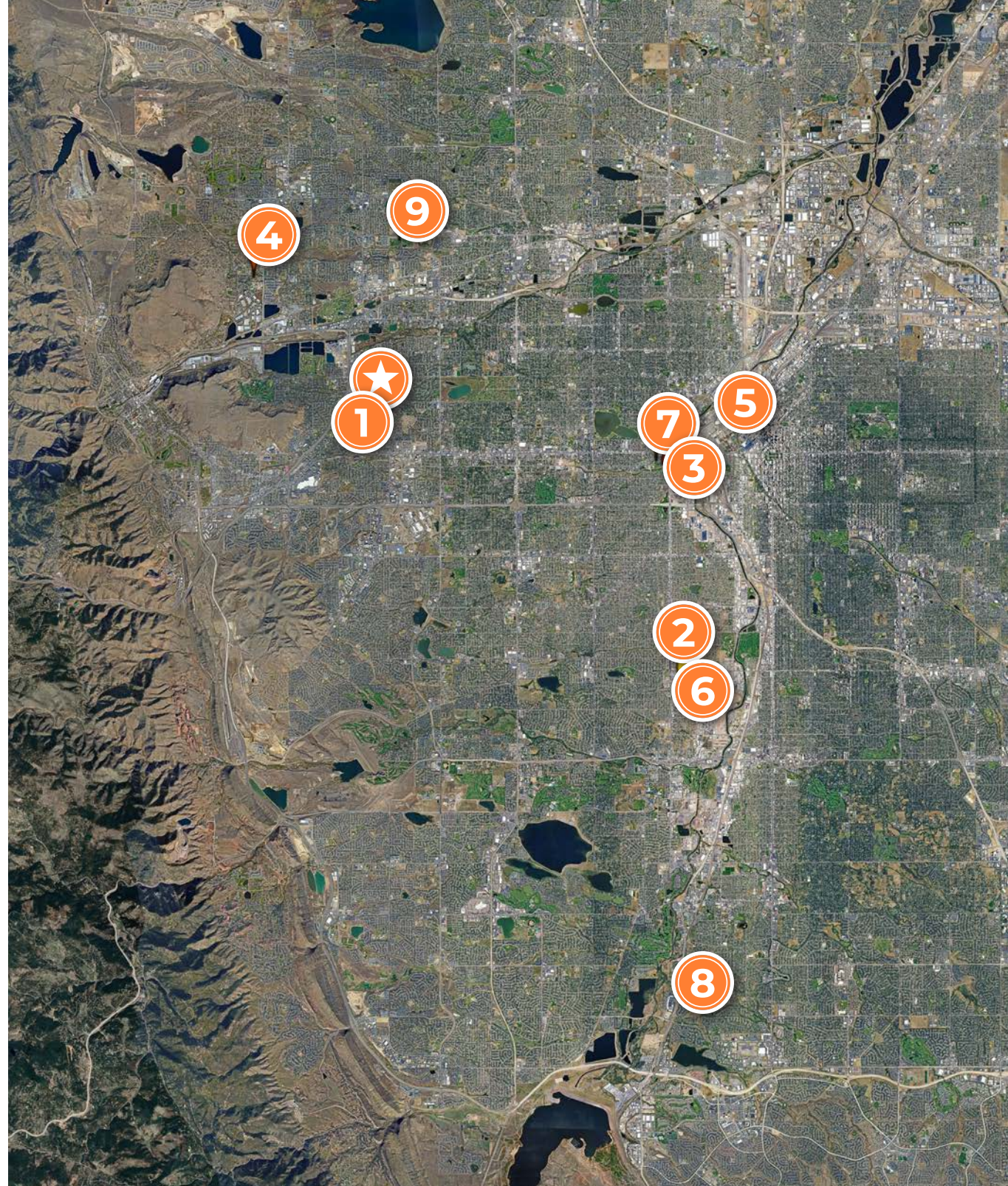
5 501-521 N Kalamath St
Import Parts Warehouse
Denver, CO 80204

6 3300 S Shoshone St
Englewood, CO 80110

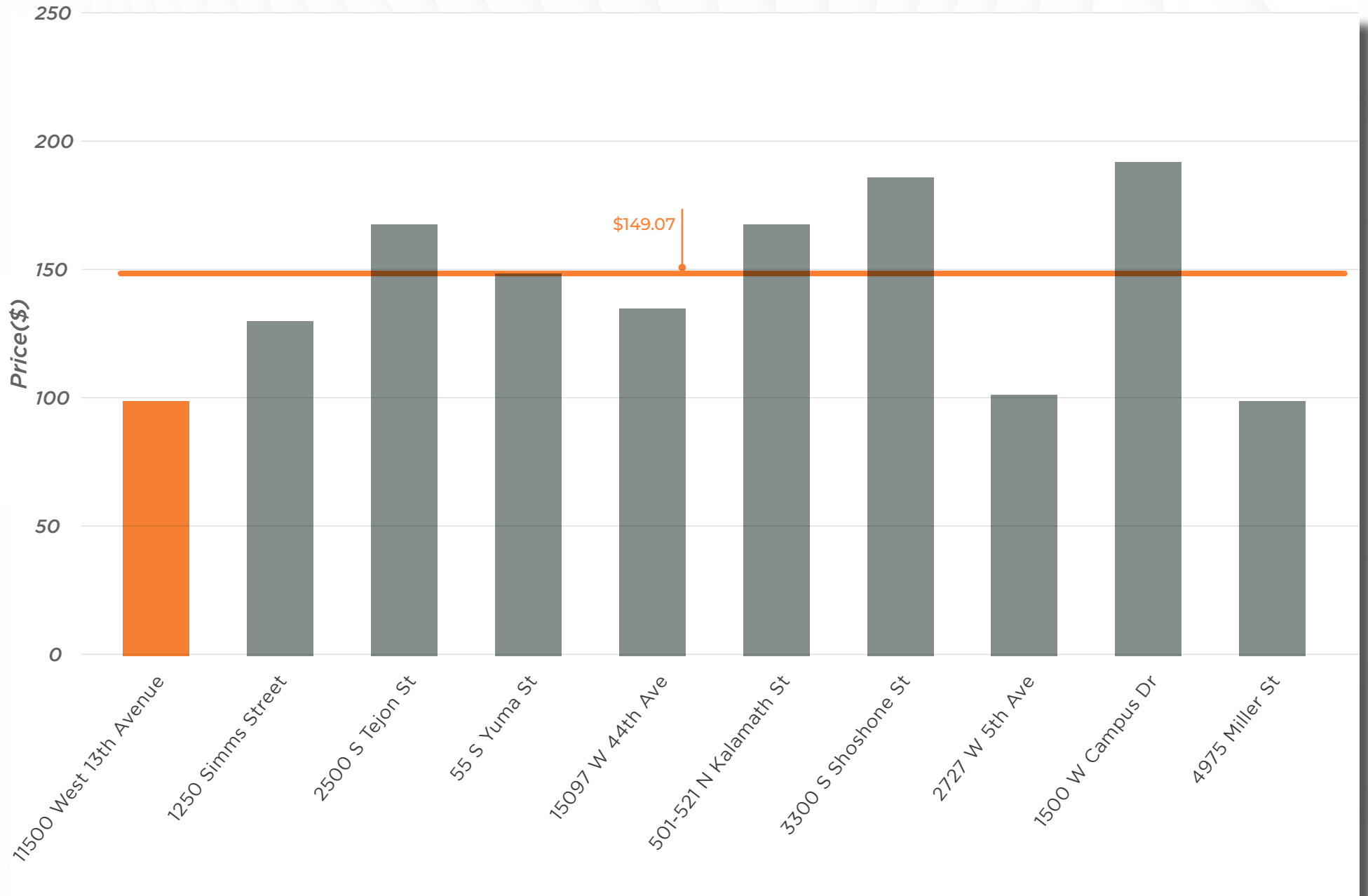
7 2727 W 5th Ave
Denver, CO 80204

8 1500 W Campus Dr
Littleton, CO 80120

9 4975 Miller St
Wheat Ridge, CO 80033



PRICE PER SF



SECTION
3

STRATEGIC LOCATION

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LOCAL MAP

SUBJECT PROPERTY





Welcome to

LAKEWOOD



MARKET OVERVIEW

LAKWOOD, CO

The investment property is located in Lakewood, Colorado, a suburb within the greater Denver metropolitan area. Located less than 10 miles west of downtown Denver, Lakewood has excellent access to Interstate 70, U.S. Route 6, and Interstate 25, which connect it directly to key regional and national logistics corridors. The West Denver industrial submarket has consistently outperformed the broader Denver market in terms of stability and absorption. Market rents have increased by more than four percent year-over-year, reflecting sustained demand and limited new supply. The area surrounding the property benefits from strong demographic fundamentals. Within a five-mile radius, the population is projected to grow nearly four percent over the next five years, while household incomes and educational attainment levels exceed national averages. Lakewood's economy is supported by its proximity to major employers such as the Denver Federal Center, Lockheed Martin, St. Anthony Hospital, and Terumo BCT. With excellent access to transportation infrastructure and a growing population, Lakewood offers an attractive environment for industrial investment and long-term tenant retention.

HIGHLIGHTS:

- *Benefits from Access to Interstate 70, U.S. Route 6, and Interstate 25*
- *Sustained Rental Growth Demand and Limited New Construction*
- *Strong Demographics and Access to Major Employers Support Long-Term Demand*

LAKEWOOD, CO

DEMOGRAPHICS

12,129

2024 POPULATION
WITHIN 1 MILE

87,165

2024 POPULATION
WITHIN 3 MILES

263,467

2024 POPULATION
WITHIN 5 MILES

38.0

MEDIAN AGE
WITHIN 1 MILE

\$96,244

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$118,635

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

5,743

2024 TOTAL HOUSEHOLDS
WITHIN 1 MILE

39,610

2024 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.1

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

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