

13013

W. ALAMEDA PKWY
LAKEWOOD, CO 80228

\$1,750,000

~~\$2,100,000~~
SALE PRICE

9,655 SF
OFFICE/RETAIL
BUILDING



POTENTIAL OWNER FINANCING
\$350,000 PRICE REDUCTION



AGGRESSIVE TERMS - POTENTIAL 100% FINANCING

DRIVE-THRU
SAFEWAY PAD SITE
BEAUTIFUL VIEWS

MARC S. LIPPITT

Principal

303.905.5888

mlippitt@uniqueprop.com

JUSTIN N. HERMAN

Vice President

720.881.6343

jherman@uniqueprop.com



400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

All materials and information received or derived from Unique Properties its directors, officers, agents, advisors, affiliates and or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Unique Properties its directors, officers, agents, advisors, nor affiliates make any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Unique Properties will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations, including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Unique Properties makes no warranties nor representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Unique Properties does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,750,000
Building SF:	9,655
Price/PSF:	\$181.25
1st Floor SF:	Approx. 4,200 +/-
2nd Floor SF:	Approx. 2,200 +/-
Lower Level SF:	3,170
Land SF:	26,950
Year Built:	2000
Zoning:	M-G-S
County:	Jefferson
Parking:	12 Parking Spaces
Property Taxes:	\$61,508

PROPERTY OVERVIEW

13013 W. Alameda Parkway is a 9,655 square foot free standing building. The property was most recently Fortis Private Bank. It stands high up on the hard corner of Ohio Avenue and Alameda Parkway. The property is located within a Safeway Center. The shopping center is one of the closest commercial properties to the new neighborhood Solterra. Solterra is a master planned community with over 15,000 homes. The property has a total of 9,655 square feet of space. The lower level is 3,170 square feet, and the main level is approximately 4,200 SF +/- and the upper level is approximately 2,200 SF +/-.

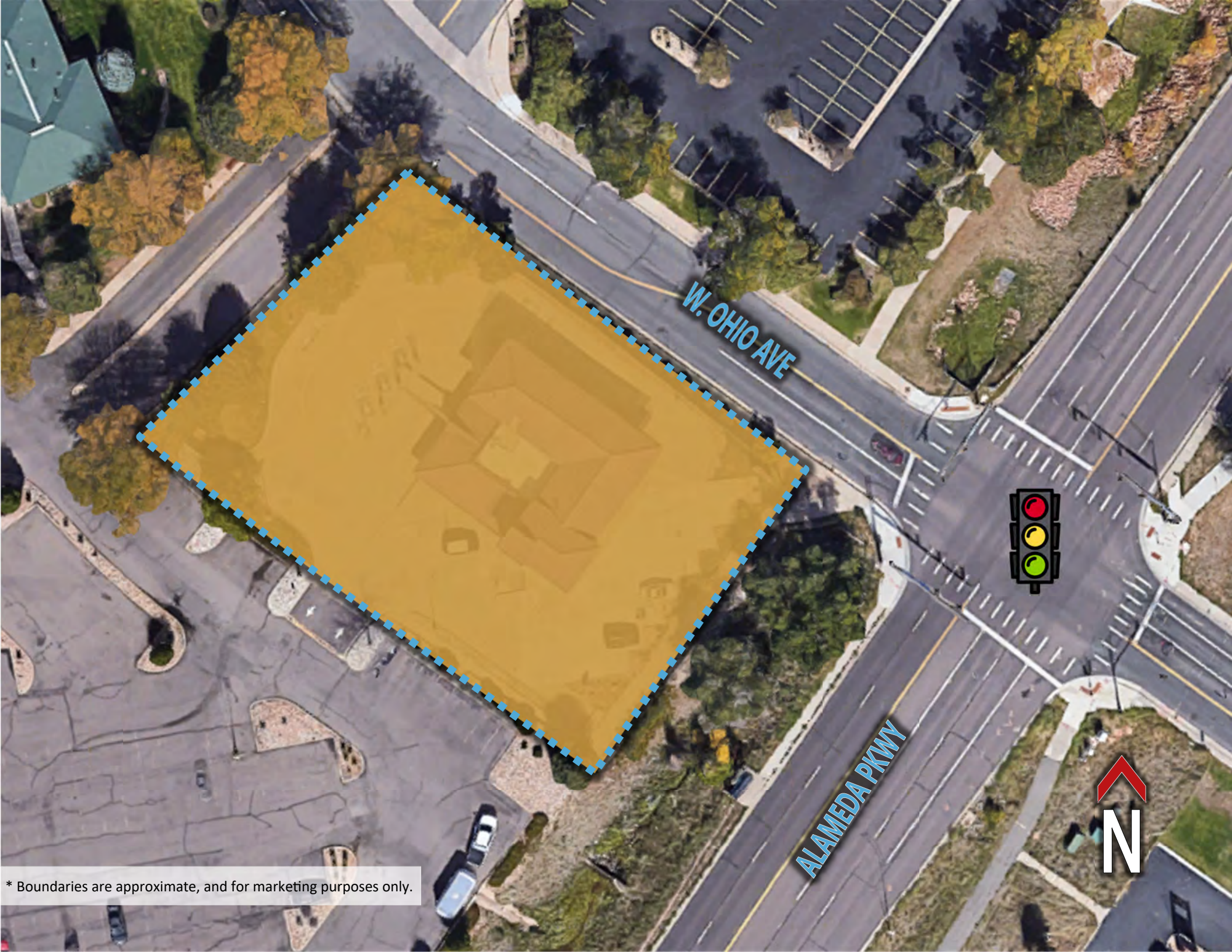
PROPERTY HIGHLIGHTS

- Located on a Hard Corner - Signalized Intersection
- Pad Site in Safeway Shopping Center
- Former Bank Building
- Great vehicle demographics - 22,000 VPD
- Great Demographics - Avg. HHI \$108k
- Exceptional views of Downtown Denver



Marc S. Lippitt
Chairman | President
303.321.5888
mlippitt@uniqueprop.com

Justin N. Herman
Vice President
720.881.6343
jherman@uniqueprop.com



W. OHIO AVE

ALAMEDA PKWY



* Boundaries are approximate, and for marketing purposes only.

S. ALKIREST

FOOTHILLS
ELEMENTARY SCHOOL



Tom's Seafood & Gourmet Market

BALLMER PEAK DISTILLERY
LAKEWOOD, CO

ALAMEDA PKWY

SITE



GREEN MOUNTAIN
HIGH SCHOOL





GREEN MOUNTAIN



GREEN MOUNTAIN HIGH SCHOOL



ALAMEDA PKWY



DUNSTAN MIDDLE SCHOOL



HUTCHINSON ELEMENTARY SCHOOL

S. KIPLING PKWY



ROONEY RANCH ELEMENTARY SCHOOL



BEAR CREEK GOLF CLUB



MORRISON RD



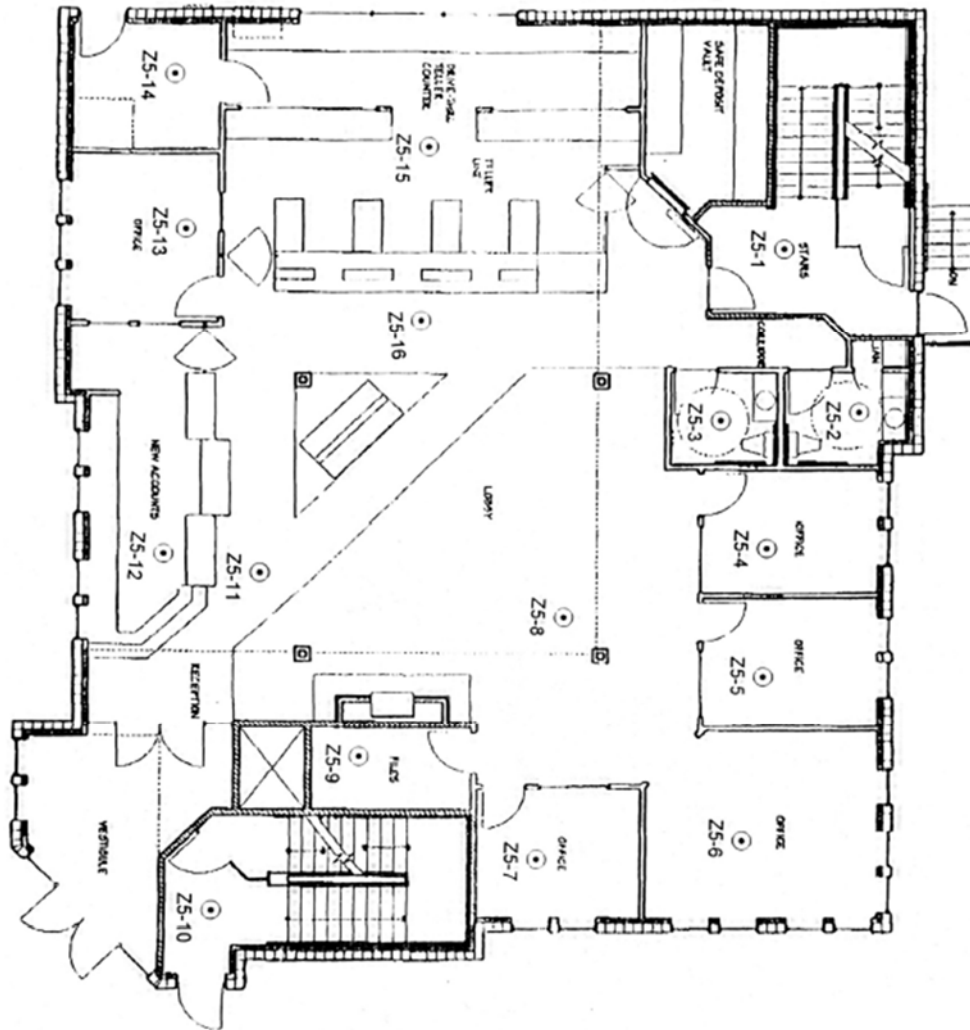
FOX HOLLOW GOLF COURSE



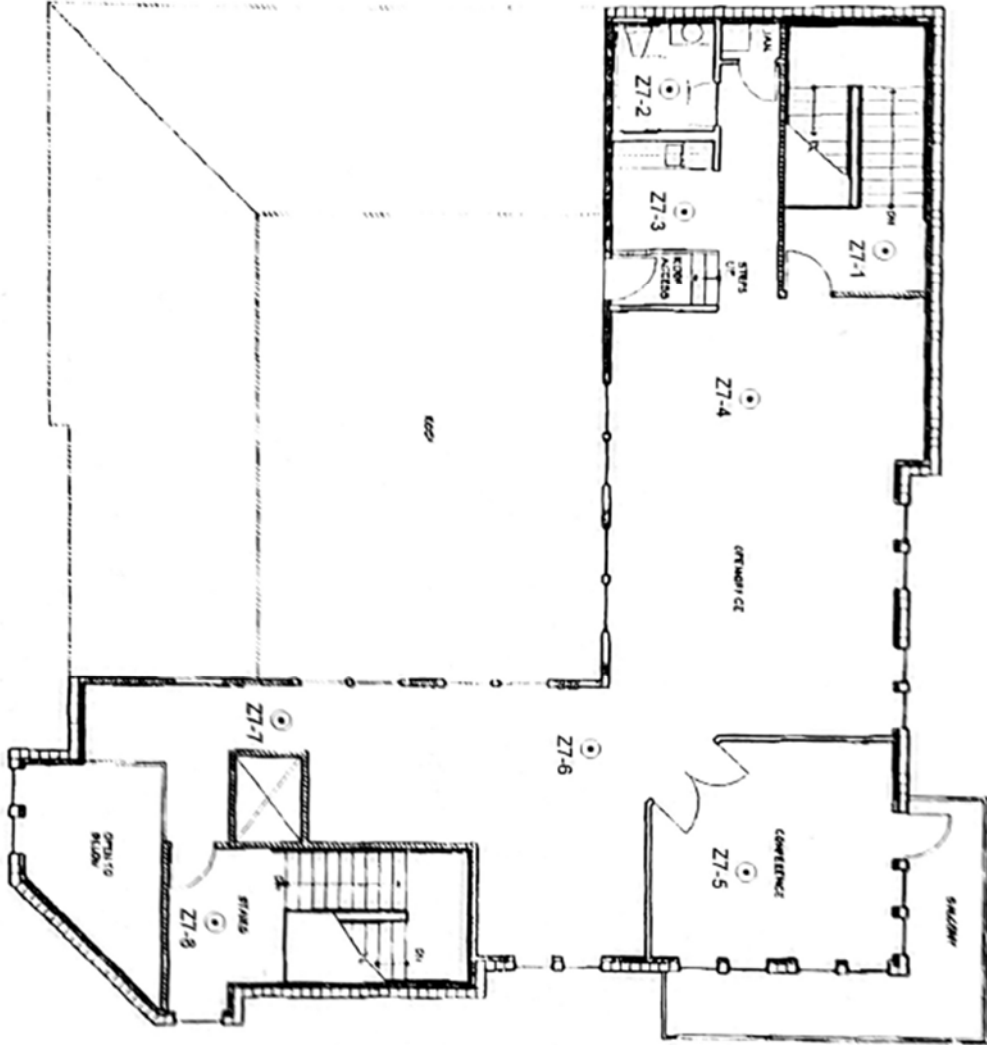
BEAR CREEK LAKE PARK



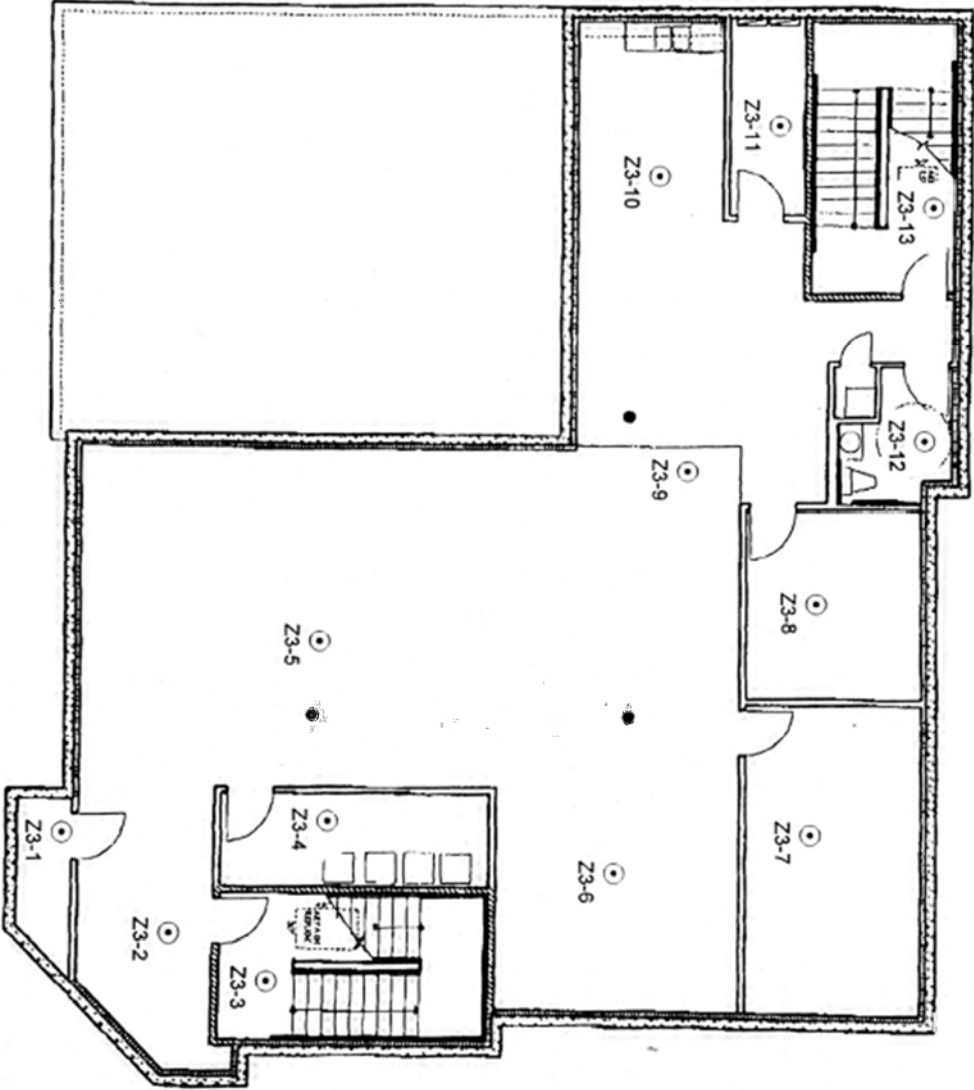
1ST FLOOR



2ND FLOOR



LOWER LEVEL



ADDITIONAL PHOTOS



DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
Population:				2023 Households by Household Inc:			
2028 Projection	13,493	41,914	73,682	<\$25,000	522	1,689	2,785
2023 Estimate	13,595	42,217	73,931	\$25,000 - \$50,000	977	2,894	4,646
2010 Census	13,121	40,647	69,595	\$50,000 - \$75,000	959	3,820	5,714
Growth 2023-2028	-0.75%	-0.72%	-0.34%	\$75,000 - \$100,000	911	2,621	4,118
Growth 2010-2023	3.61%	3.86%	6.23%	\$100,000 - \$125,000	1,007	2,412	4,360
Median Age	41.50	41.10	41.30	\$125,000 - \$150,000	582	1,638	2,995
Average Age	42.00	41.50	41.60	\$150,000 - \$200,000	478	1,646	2,977
2023 Population by Race:				2023 Population by Education			
White	12,289	38,173	66,750	Some High School, No Diploma	421	1,441	2,838
Black	221	701	1,315	High School Grad (Incl Equivalency)	1,971	6,174	10,997
Am. Indian & Alaskan	169	463	881	Some College, No Degree	2,893	8,678	14,905
Asian	499	1,617	2,778	Associate Degree	947	2,672	4,173
Hawaiian & Pacific Island	18	74	128	Bachelor Degree	3,193	9,750	16,612
Other	399	1,189	2,079	Advanced Degree	1,681	5,420	9,565
Hispanic Origin	1,763	5,397	9,961	2023 Population by Occupation			
U.S. Armed Forces:				Real Estate & Finance	555	1,673	3,137
Households:	6	6	12	Professional & Management	5,066	15,742	27,329
2028 Projection	28,702	77,102	132,241	Public Administration	514	1,503	2,566
2023 Estimate	28,652	76,196	131,192	Education & Health	1,629	5,313	9,056
2010 Census	22,789	55,837	99,272	Services	1,358	3,937	6,391
Growth 2023-2028	0.17%	1.19%	0.80%	Information	147	541	1,044
Growth 2010-2023	25.73%	36.46%	32.15%	Sales	1,910	5,754	9,996
Owner Occupied	3,884	11,989	21,289	Transportation	440	1,205	1,710
Renter Occupied	2,189	6,755	10,140	Retail	1,029	2,799	4,657
2023 Avg Household Income				Wholesale	255	610	979
2023 Med Household Income	\$90,875	\$84,242	\$90,596	Manufacturing	617	1,545	2,578
				Production	570	1,689	2,940
				Construction	516	1,531	2,483
				Utilities	259	782	1,577
				Agriculture & Mining	198	615	991
				Farming, Fishing, Forestry	11	150	216
				Other Services	359	1,289	2,161

Exclusive Agents

Marc S. Lippitt

Principal

303.321.5888

Justin Herman

Vice President

720.881.6343



Unique Properties, Inc

400 South Broadway | Denver, CO

www.uniqueprop.com