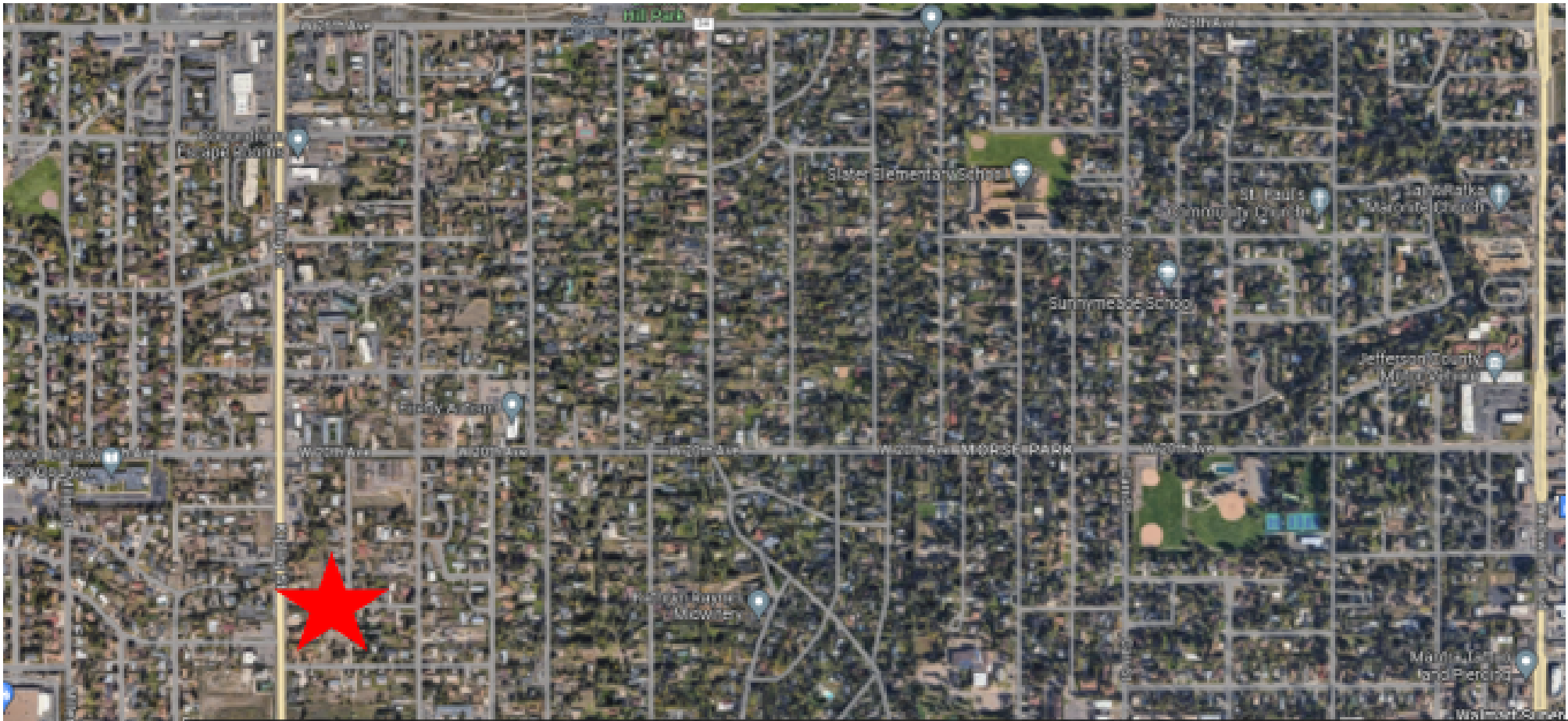


LAND FOR SALE

# 1700 KIPLING ASSEMBLAGE

1700 KIPLING STREET, LAKEWOOD, CO 80215



FOR SALE

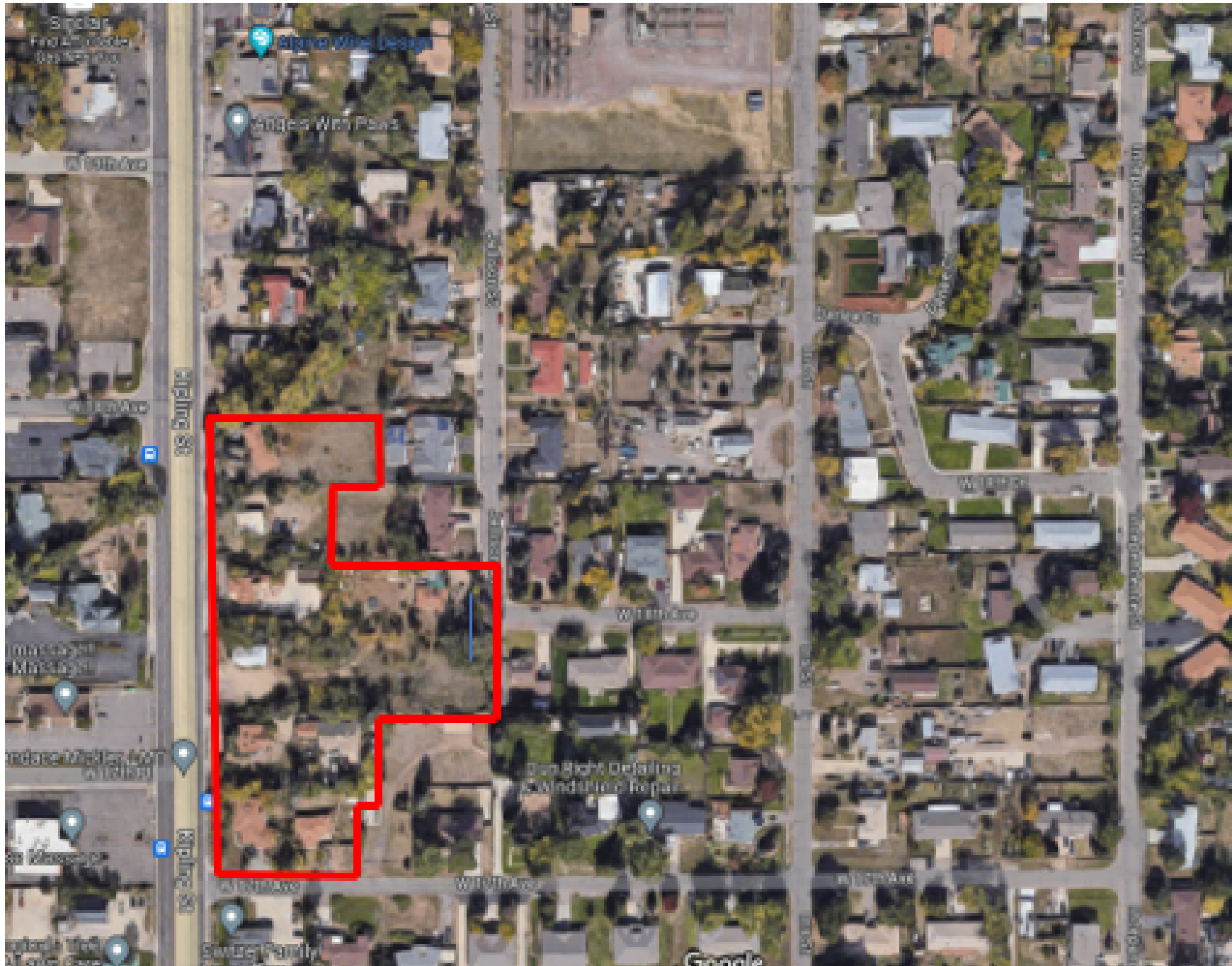
**KW COMMERCIAL | URBAN ELITE**  
3550 W 38th Ave #20  
Denver, CO 80211



**PRESENTED BY:**

**WIN KING**  
Director  
office: (303) 376-6333  
cell: (303) 877-5889  
kingcommercialre@gmail.com  
Colorado

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**OFFERING SUMMARY**

<b>PRICE:</b>	\$5600000
<b>LOT SIZE:</b>	3.9 AC
<b>PRICE / SQ FT:</b>	\$35.00
<b>ACCESS:</b>	Kipling; 17th Ave; Jellison St
<b>FRONTAGE:</b>	630 feet on Kipling
<b>ZONING:</b>	R-1-12
<b>PERMITTED USES:</b>	Residential/ Commercial

**PROPERTY OVERVIEW**

The property sits at the northeast corner of Kipling and 17th Avenue at the north central edge of the city of Lakewood.

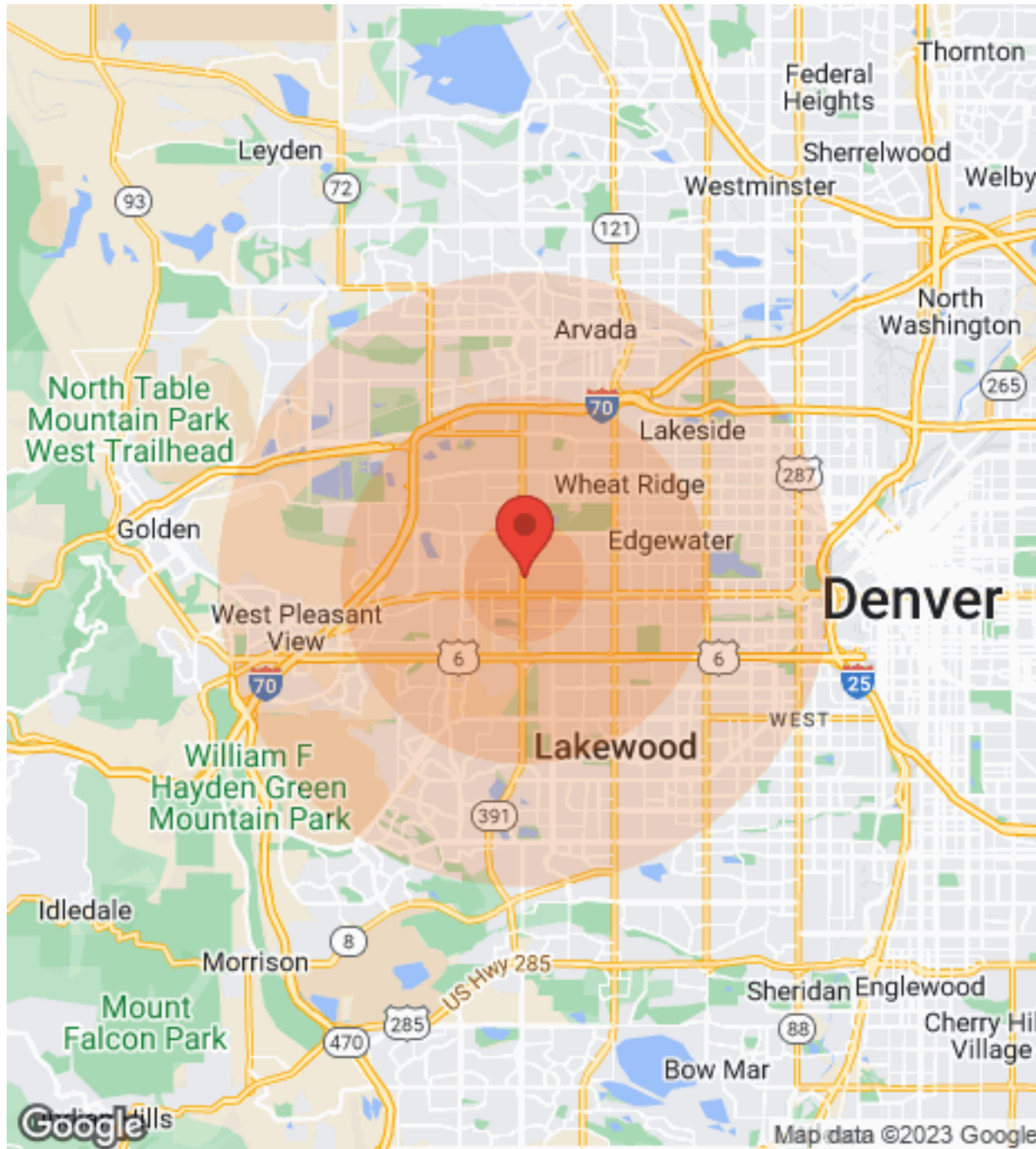
The 3.9 acre site fronts Kipling Street, W 17th Avenue and Jellison Street. Kipling is a main north south corridor through Lakewood extending from one of its key gateway intersections at 26th Ave and Kipling, at the edge of Crown Hill Park, to Hwy 285 on its southern edge. Oak Street and Wadsworth Light Rail Stations are just a short drive from the site.

The Westmoor Acres neighborhood offers a mix of low rise retail and office buildings along the Kipling and Wadsworth corridors to support the surrounding single family and duplex residences. The community is served by Westland Mall, King Soopers, and Walmart.

The meandering neighborhood streets feed into a seamless grid of alternative routes to Downtown and the mountains.

**PROPERTY HIGHLIGHTS**

- 8 Single family homes on 3.9 acres with 630 feet of frontage on Kipling and access on W 17th Ave and Jellison St in Lakewood.
- Income producing rental properties offer a potential covered land play for a buyer looking to redevelop the site.
- Site is identified as being within a "neighborhood activity area," which encourages mixed-use developments consistent with the surrounding land uses.
- Owner is currently awaiting ruling on their application to have the property designated "blighted," to facilitate redevelopment.
- Potential for Community Development Block Grants.
- Central west location linking it to 8 different ways to travel to downtown and at least two ways to get to the mountains.



Population	1 Mile	3 Miles	5 Miles
Male	4,478	44,716	144,904
Female	4,993	46,253	147,151
Total Population	9,471	90,969	292,055

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,575	14,818	54,918
Ages 15-24	1,063	10,162	34,302
Ages 25-54	3,771	36,572	117,535
Ages 55-64	1,297	12,269	36,794
Ages 65+	1,765	17,148	48,506

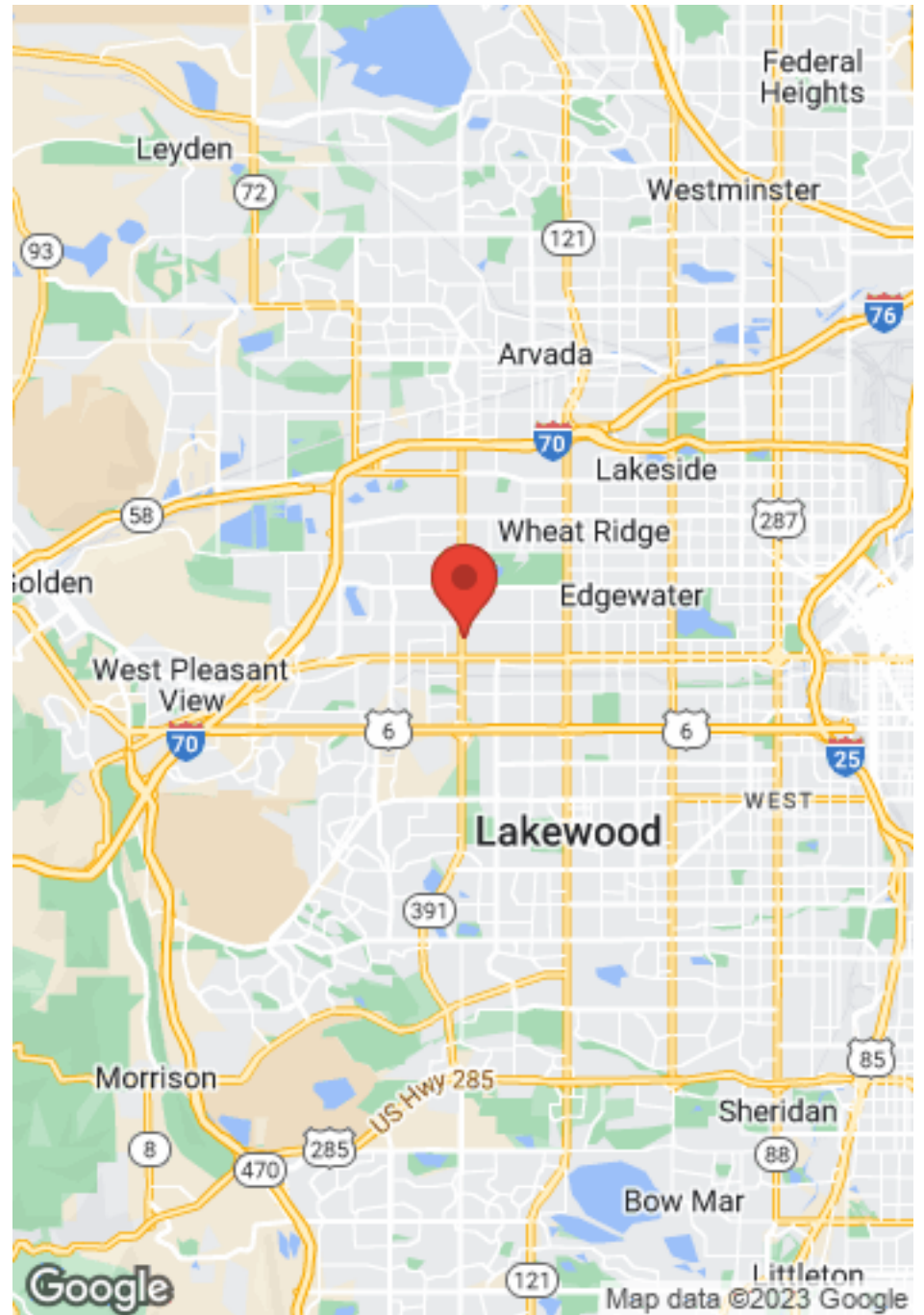
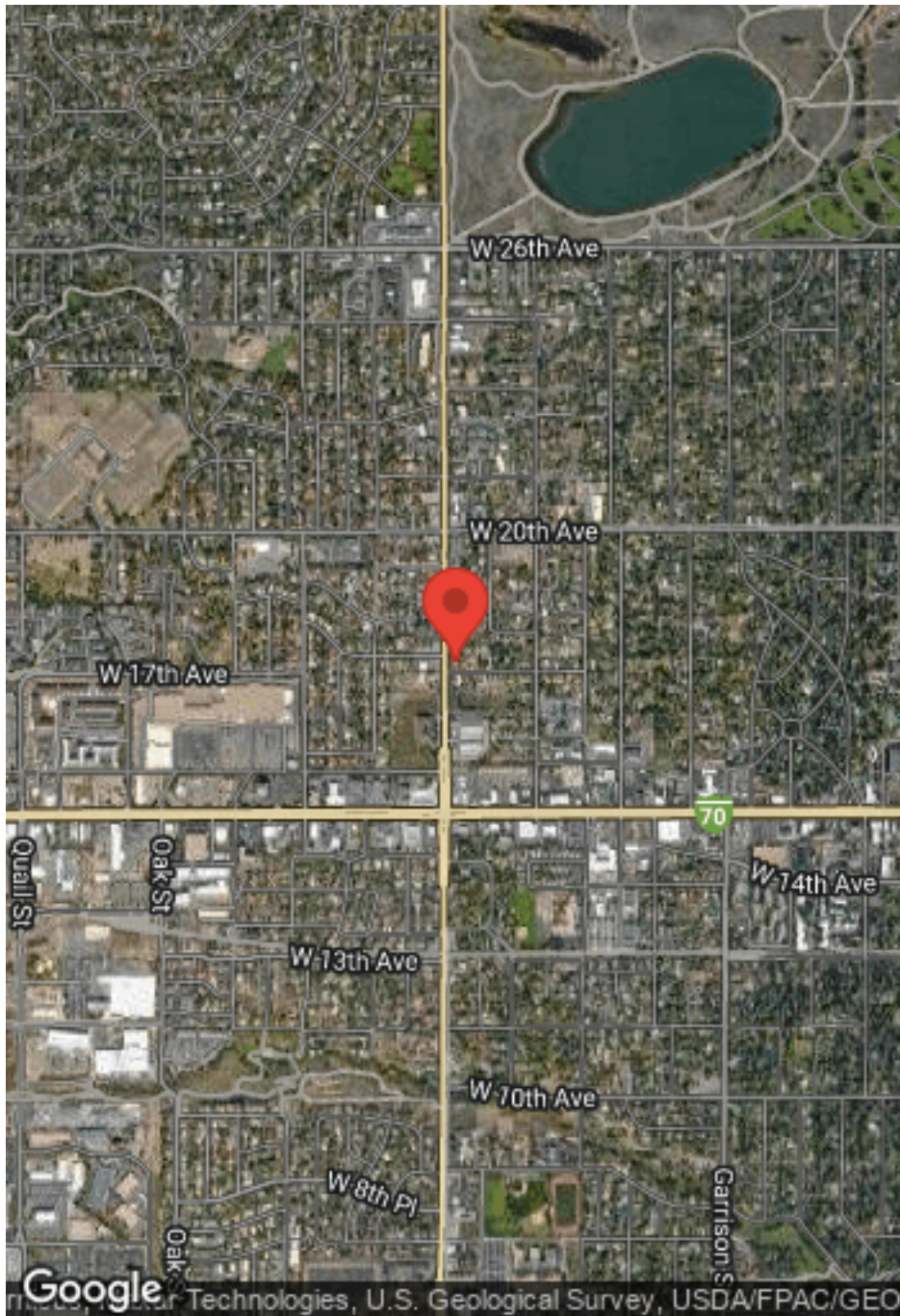
Race	1 Mile	3 Miles	5 Miles
White	8,200	78,607	240,996
Black	102	776	2,509
Am In/AK Nat	87	423	1,494
Hawaiian	N/A	12	16
Hispanic	1,926	21,134	94,114
Multi-Racial	2,010	21,182	88,406

Income	1 Mile	3 Miles	5 Miles
Median	\$51,926	\$49,939	\$49,795
< \$15,000	626	5,203	16,180
\$15,000-\$24,999	585	4,956	14,680
\$25,000-\$34,999	449	4,728	14,436
\$35,000-\$49,999	689	6,282	18,952
\$50,000-\$74,999	915	7,920	23,890
\$75,000-\$99,999	397	4,929	13,973
\$100,000-\$149,999	516	4,287	13,863
\$150,000-\$199,999	63	1,388	4,375
> \$200,000	33	790	2,924

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,580	43,525	134,829
Occupied	4,246	40,732	126,452
Owner Occupied	1,949	22,254	71,387
Renter Occupied	2,297	18,478	55,065
Vacant	334	2,793	8,377

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