

LAND FOR SALE

5401 W 10TH AVE

5401 WEST 10TH AVENUE, LAKEWOOD, CO 80214



FOR SALE

KW COMMERCIAL | URBAN ELITE

3550 W 38th Ave #20
Denver, CO 80211



PRESENTED BY:

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ZONE DISTRICT SUMMARY

www.lakewood.org/planning
**M-R-T****Mixed Use - Residential - Transit**

The M-R-T district is intended to allow for compact multifamily residential development with varying densities as well as office and retail uses generally along local and minor collector streets. The Transit context reflects the most pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets. Parking shall be located behind buildings or in a parking

OFFERING SUMMARY

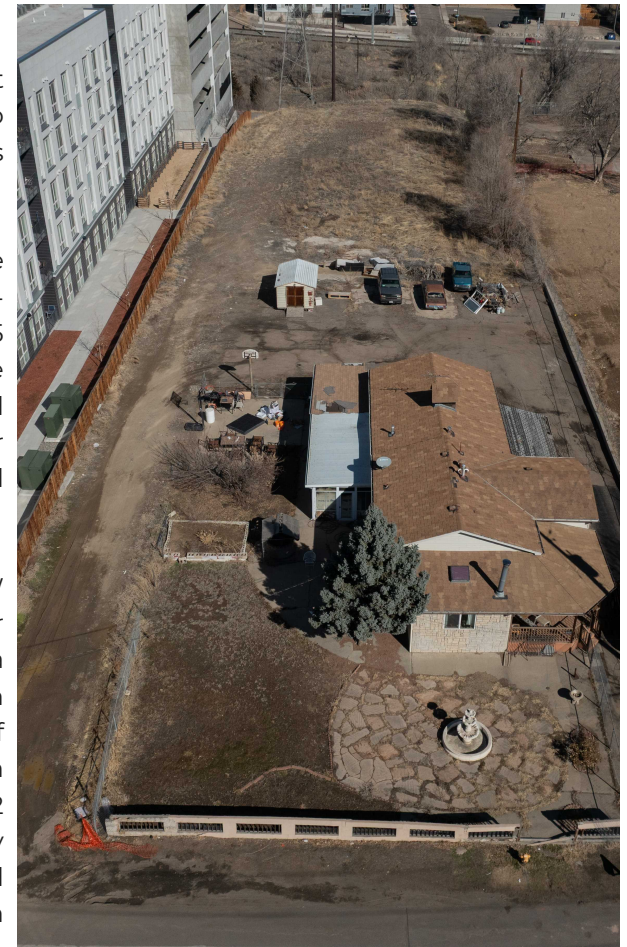
PRICE:	\$2,100,000
LOT SIZE:	55,022.70 SF
PRICE / SQ FT:	\$38.16
ACCESS:	W 10th Ave and W 11th Ave
FRONTAGE:	110 Ft
ZONING:	M-R-T
PERMITTED USES:	Mixed-Use Multi-Family
APN:	49-011-00-094

PROPERTY OVERVIEW

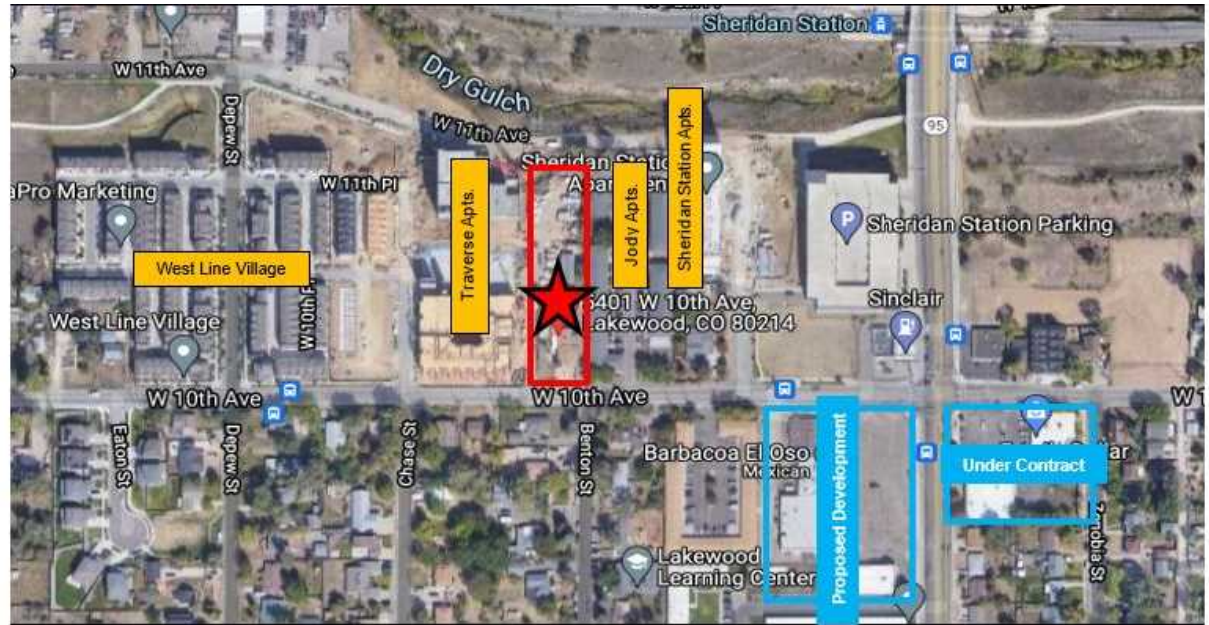
5401 W 10th Ave is an exceptional development opportunity to introduce more TOD housing to round out the existing and proposed developments in the area.

The site offers 55,022.70 SF of gross land area suitable for a mixed-use residential development from 4 to 7-stories. The adjacent developments top out at 5 stories, so there is an opportunity to capture some panoramic vistas of the full front range and downtown Denver. Alternatively, at this price, a for rent townhome project with rooftop decks could compliment the character of the neighborhood..

Located across from Benton St and fronting both W 10th and W 11th Avenues provides an opportunity for easy access. The site is mostly level with except for a portion of the property that slopes down to 11th Avenue along the Gultch. The lot has 110 feet of frontage on both 10th and 11th Avenues with a depth of 496.22 feet, There is an 1800 square foot 2 bedroom 2 bath single family home currently occupied by a family member that could be leased for interim income or used as a pre-construction



Demographics		3 Mile
Population:		124,158
Median Age:		44
Avg Household Income:		\$44,112.00
Housing Stats		1 Mile
Average Home Square Footage:		1,800
Median Home Sale Price :		\$ 570,000.00
Daily Traffic Count		ADV
10th Ave:		3,760
Sheridan Blvd:		34,570



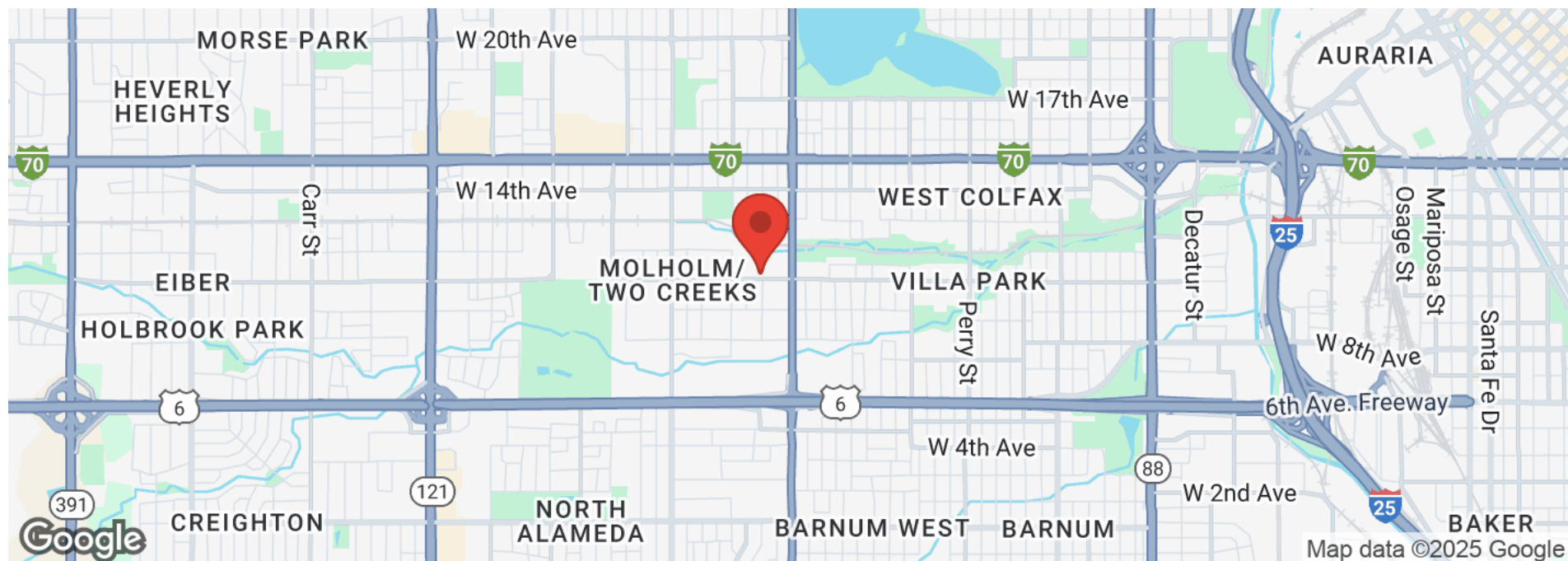
Location Overview

West Central Denver TOD site with exceptional access. Walking and biking distance to Lakewood Dry Gulch Park linking to Mountain Park and Community Gardens and the regional bike trails, Sheridan Light Rail Station and RTD Bus lines. Easy access to 6th and Colfax Avenues via Sheridan Blvd makes drive times under 15 minutes to the Central Business District and Cherry Creek or an escape to the mountains in under 45 minutes.

Adjacent developments include West Line Village, a 178 unit rowhome community, and Traverse Apartments, a 5-story class "A" apartment complex with 281 units to the west and to the east is the redevelopment of the Jody Apartment site planned for a 4-story, 150 unit affordable housing project by Archway Communities that was recently approved for tax credit financing by CHFA and the 8-story Sheridan Station Apartments, an affordable housing offering housing for uptown 60% AMI residents, having 133 units, developed by urban Land Conservancy and Mile High Development. Trailbreak Partners' 5-story project at 955 Sheridan Blvd is slated for 246 units with 4,000 square feet of retail and there is a new 8-story affordable housing project at 1080 Ames St with 104 units being developed by Brinshore that will offer 1, 2 and 3 bedroom units with 58 bicycle spaces and only 17 parking spaces to encourage alternative transportation use.

These developments position 5401 W 10th Avenue at the heart of a dynamic and evolving neighborhood, offering its future residents connectivity and amenities. Our survey found that 65 single family homes sold in the last 6 months ending in February having a median square footage of 1,800 square feet and median sale price of \$570,000. In comparison, as of January year to date Lakewood's average home values ticked up slightly over 2023 to \$571,333 with its median sale price of \$594,000. The broadening housing stock within one mile of the property has helped to strengthen and increase home values and increase sales activity here while staying affordable.

LOCATION OVERVIEW



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