

Denver MSA Vacant Retail

8390 W 14th Ave | Lakewood, CO 80215

Owner | User Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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License No. 100103302 (CO)

Brayden Conner

Broker of Record

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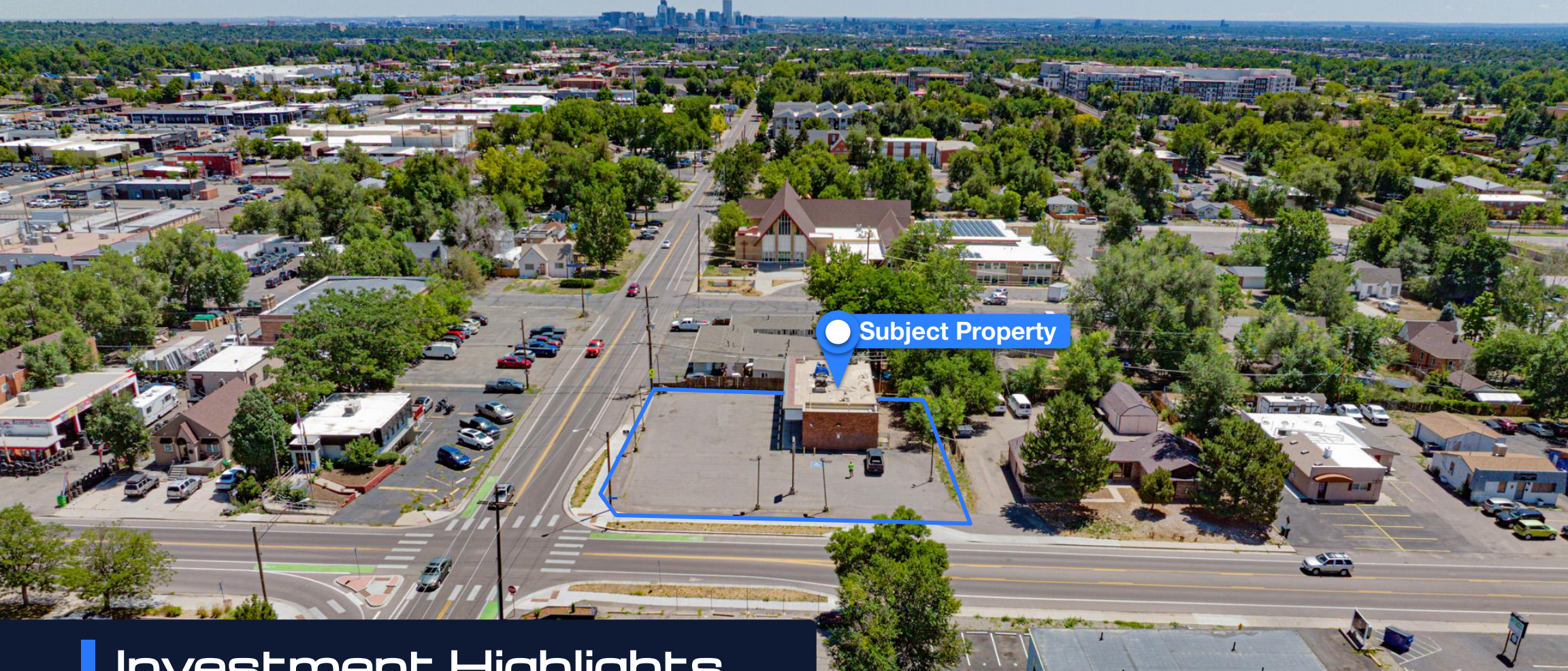
Firm Lic. No. EC.100099522 (CO)



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Downtown Denver

±7.6 Miles Away



Investment Highlights

- **Flexible Retail Footprint:** ±2,400 SF of retail space, well-suited for a c-store or a variety of neighborhood retail uses
- **Existing Infrastructure:** Walk-in coolers and other infrastructure remain in place, lowering startup costs for a new operator
- **Flexible Zoning:** Zoned M-N-U (Mixed-Use-Neighborhood Urban), allowing a range of commercial uses — ideal for retail or service-based users
- **Visibility & Access:** Located at the signalized intersection of W 14th Ave and Carr St, offering strong visibility and access
- **Lakewood, CO:** Benefits from its proximity to Denver metro and a dense surrounding residential base



 **Slater Elementary**
±280 Students

 **Lumberg Elementary**
±316 Students

 **Jefferson High School**
±627 Students

 **Publix**
 
 

 **Concordia Apartments**
±168 Units

PORSCHE

BIG TIRES

Walmart 
Supercenter
QDOBA MEXICAN EATS
 


 ± 29,000 VPD

 **SMART SPACE STORAGE**

Wendy's 

CYCLE GEAR

THE HOME DEPOT

Lamar Station Plaza
  
   
  

 **Eiber Elementary**
±284 Students

 **NATURAL GROCERS**


Subject Property



± 58,000 VPD

PET WORLD

 **Lakewood Country Club**
Golf Course

COORS FIELD
30 YEARS 1995-2025
Colorado Rockies Stadium
±2.4 Annual Visitors | ±6 Miles Away

 **Lakewood High School**
±1,735 Students

 **Jefferson County Open School**
±1,735 Students

 **U-HAUL**
METRO PIZZA

 ± 103,000 VPD

 **EMPOWER FIELD**
AT MILE HIGH
Denver Bronco's Stadium
±1.5M Annual Visitors | ±4 Miles Away

Google Earth



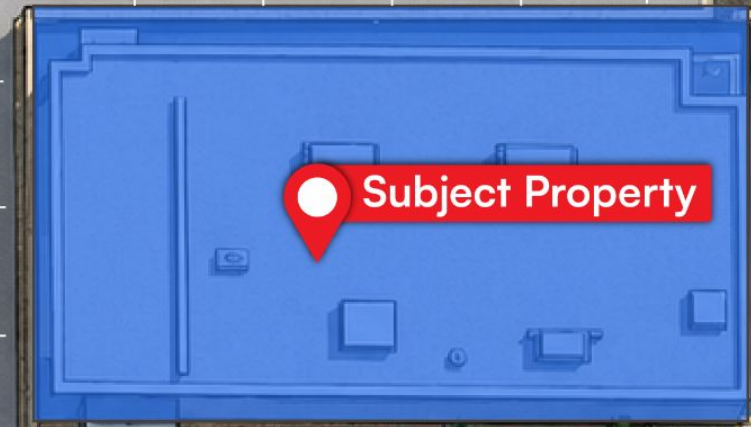
W 14th Ave ± 6,800 VPD



W Carr St ± 4,600 VPD



Subject Property



8390 W 14th Ave
Lakewood, CO 80215

\$720,000
List Price

Contact Broker
For Additional Information

Subject Property

±2,400 SF
GLA

±0.37 AC
Lot Size

1974/1985
Year Built/Renovated

M-N-U Zoning
Mixed-Use-Neighborhood-Urban

Property Photos





156,868
Total Population

69,799
of Households

\$24,308
Retail Sales Per Resident

4%
Retail Vacancy

Local Market Overview

Lakewood is strategically positioned immediately west of Denver, providing direct access to one of the nation's strongest regional economies while serving as a well-established commercial and residential hub within Jefferson County. The city's diverse mix of established neighborhoods, regional shopping destinations, employment centers, and outdoor recreation creates a stable environment for retail investment. Major commercial corridors such as Belmar, Colorado Mills, Lakewood City Commons, Union Boulevard, and West Colfax Avenue attract a broad customer base and support a wide variety of retailers, restaurants, and service-oriented businesses.

Retail properties benefit from exceptional regional connectivity via Interstate 70, U.S. Route 6, Wadsworth Boulevard, West Colfax Avenue, and RTD's W Line light rail, providing convenient access to downtown Denver, surrounding suburbs, and the Front Range. A diversified employment base, strong consumer spending, and limited new retail construction continue to support healthy leasing fundamentals throughout the market. Well-located neighborhood and community shopping centers remain well positioned to benefit from consistent daily traffic, sustained residential demand, and continued public and private investment across the western Denver metropolitan area.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	14,542	132,132	372,405
Current Year Estimate	14,499	132,043	369,276
Growth Current Year-Five-Year	0.30%	0.07%	0.85%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,601	60,348	168,153
Current Year Estimate	6,574	60,345	166,990
2020 Census	6,033	57,252	156,401
Growth Current Year-Five-Year	0.41%	0.01%	0.70%
Growth 2020-Current Year	8.96%	5.40%	6.77%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$105,997	\$129,635	\$142,220

DENVER-AT-A-GLANCE

#1

BEST PLACES FOR BUSINESS
AND CAREER -FORBES

1.6%

ANNUAL POPULATION
GROWTH WITHIN 10 YEARS

±3M

10-COUNTY METRO
POPULATION

2.4%

PROJECTED JOB
GROWTH -FORBES

18TH

BEST PLACE TO LIVE
-US NEWS & WORLD REPORT

The Mile High City combines the best of urban landscapes and outdoor lifestyles. Best suited for urban adventurers, Downtown Denver consists of a few smaller districts and neighborhoods, most notably the Central Business District, Union Station, and the Lower Downtown (LoDo) District. For Denver, the downtown area is home to some of the city's most historic sites and has been the main center for commercial, financial, and entertainment businesses.

With Colorado becoming a popular place to live in the United States, Denver has seen rapid growth throughout the past few decades. Much of this growth is driven towards Downtown, with new businesses and living spaces added each year. Between the shops, restaurants, bars, museums, entertainment spaces, and public parks, there are thousands of places to check out in Downtown Denver for a nearly endless itinerary.



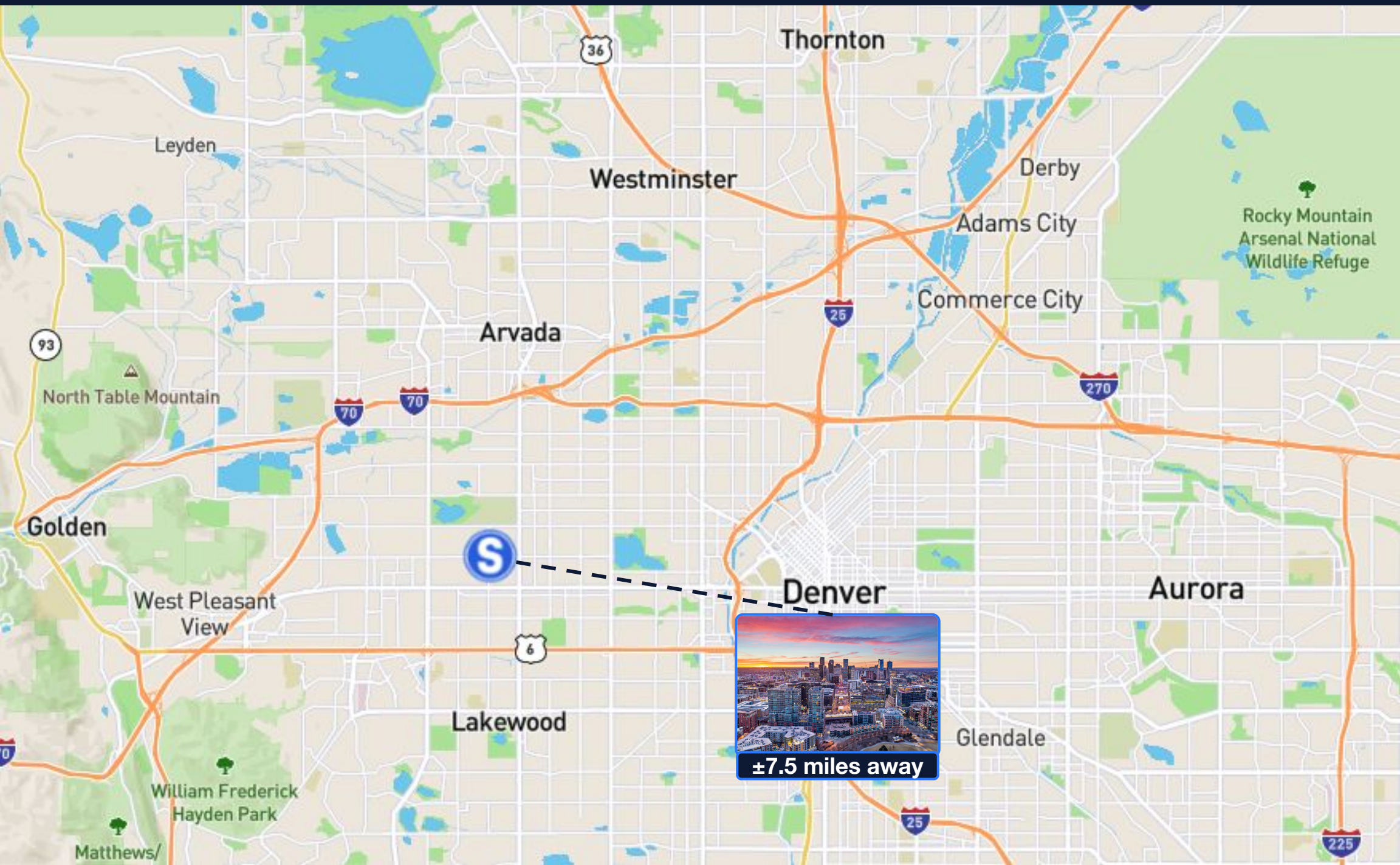
\$474.6B+

Regional Gross
Domestic Product

82M+

Annual Visitors
(Denver International Airport)

Regional Map



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By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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