

2099 South Oak Street

Lakewood, CO 80227



Marcus & Millichap
THE KRAMER GROUP

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Section One

EXECUTIVE SUMMARY

Offering Summary

Investment Highlights

EXECUTIVE SUMMARY *OFFERING SUMMARY*

The Kramer Group of Marcus & Millichap is pleased to present a vacant land parcel consisting of .615 Acres (26,808/SF) for development. The parcel is zoned M-E-S, for multiple commercial uses, intended to provide for office and campus development, with ancillary retail and residential uses along arterial and collector streets. The Suburban context reflects a more auto-oriented environment, and allows for a limited amount of parking to be provided between adjacent public streets and the development. The parcel is located near S. Kipling Pkwy and W. Jewell Ave. across from Cottonwood Park on S. Oak Street.



INVESTMENT HIGHLIGHTS EXECUTIVE SUMMARY

Total Price **\$800,000**

2099 S. Oak Street | Lakewood, CO

Square Feet 26,808 SF

Lot Size 0.615 Acres

Zoning M-E-S

Price per Land SF \$29.84

INVESTMENT HIGHLIGHTS

- Lot size: .615 Acres (26,808 Square Feet)
- Zoned M-E-S for multiple commercial uses
- Property adjacent to Kipling Veterinary Hospital and Wellness Center





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Section Two

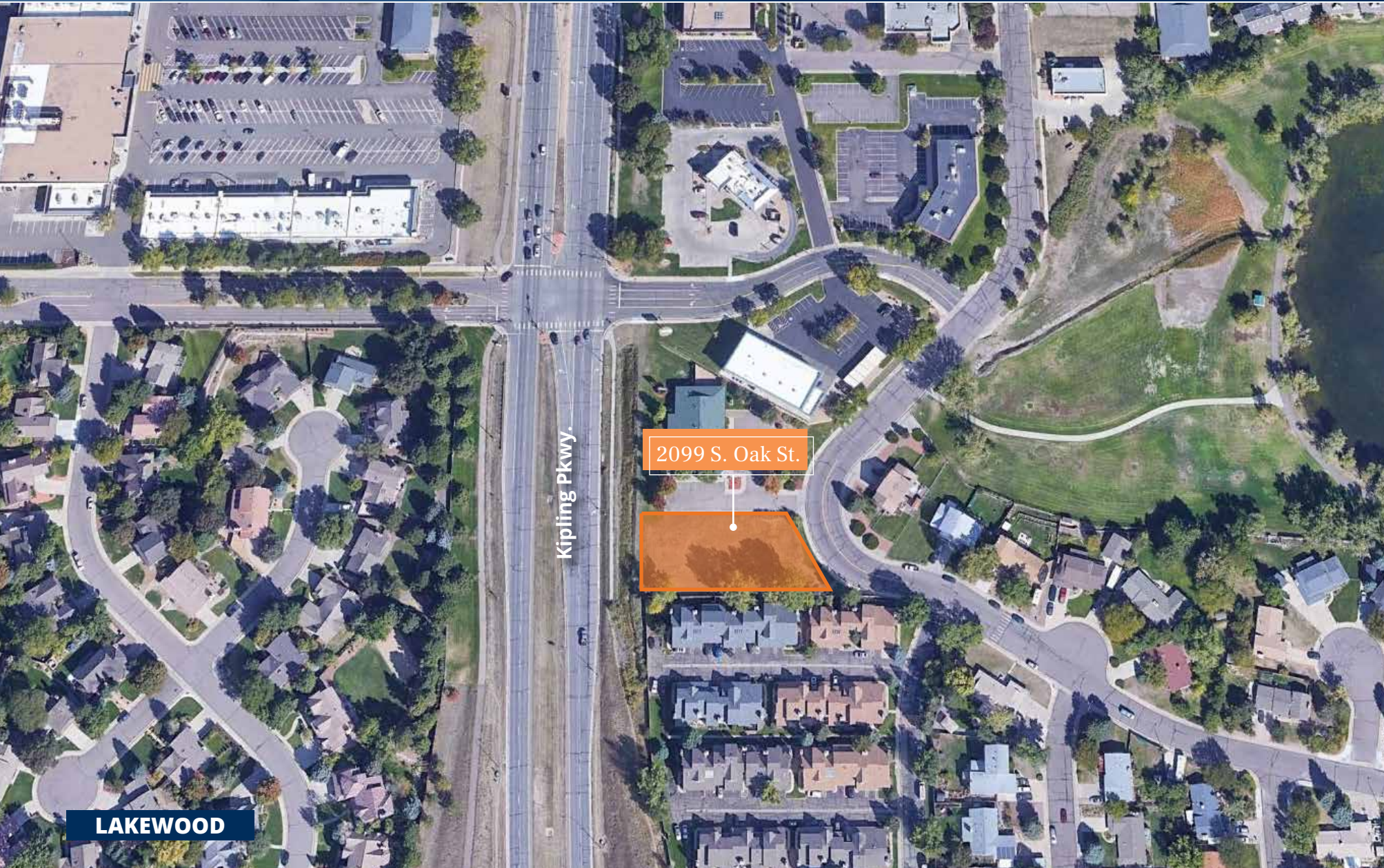
PROPERTY INFORMATION

Local Map

Regional Map

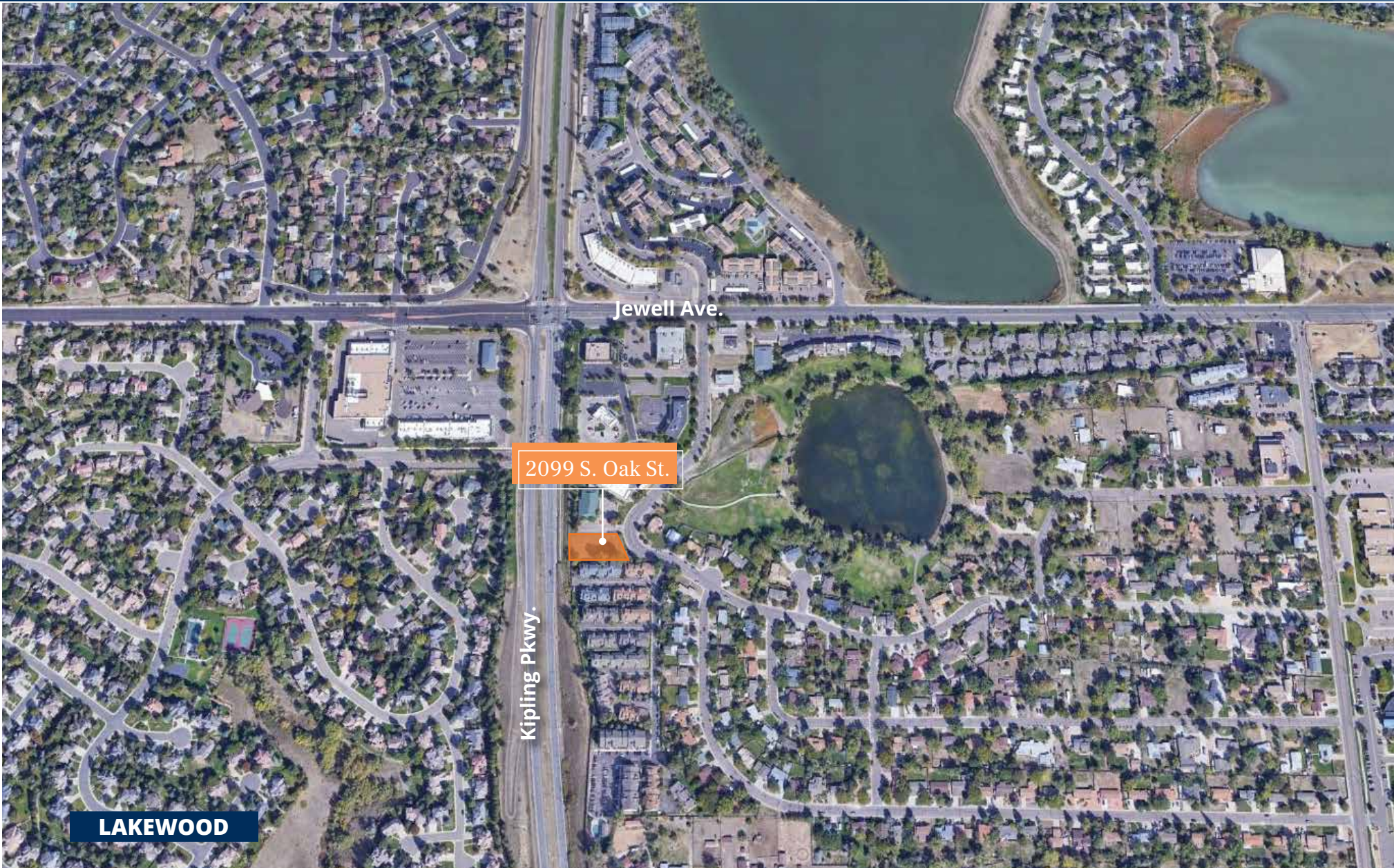
Zoning Information

PROPERTY INFORMATION LOCAL MAP



LAKWOOD

REGIONAL MAP **PROPERTY INFORMATION**



LAKEWOOD



M-E-S

Mixed Use - Employment - Suburban

The M-E-S district is intended to provide for office and campus development, with ancillary retail and residential uses along arterial and collector streets. The Suburban context reflects a more auto-oriented environment, and allows for a limited amount of parking to be provided between adjacent public streets and the development.

The official Zoning Ordinance is available online: www.lakewood.org/zoning

Building Setbacks

Front

(measured from edge of existing or future public improvements.)

Minimum: 10 feet
Maximum: 85 feet

Side

Minimum: 5 feet

Rear

Minimum: 10 feet

Build-to-Zone Requirement¹

40%

Height Requirements²

Minimum: None
Maximum: 60 feet

Open Space

Minimum: 20%

Non-Residential Building Footprint

Maximum: None

¹The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

²Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

Retail Allowed per Business

Maximum: None

Residential GFA

Maximum: The amount of residential space in any development shall not exceed 50% of the total building gross floor area.

Residential Density

Minimum: None
Maximum: None

Surface Parking Lot Locations Allowed

- Between building and public street
- Behind rear plane of a building
- To the side of a building

ZONING INFORMATION **PROPERTY INFORMATION**

<p>Permitted Land Uses</p> <p>Permitted as a use by right.</p>	<p>Group Home (1-8 client residents)</p> <p>Club, Lodge, or Service Organization Day Care Facility, Adult or Child Emergency Medical Facility</p> <p>Fitness or Athletic Facility, Private</p> <p>Gallery or Studio</p> <p>Hotel</p> <p>Manufacturing, Light</p> <p>Office</p> <p>Parking, Stand-Alone, Structured</p> <p>Personal Service</p> <p>Restaurant</p> <p>Retail</p> <p>Horticulture</p>	<p>Community Building</p> <p>Convention or Exposition Center Park</p> <p>Religious Institution</p> <p>School, Public or Private</p> <p>School, Vocational or Trade</p> <p>Transportation Facility, Public</p> <p>University or College</p> <p>Utility Facility, Minor</p> <p>Home Business, Major</p> <p>Wireless Communications Facility</p> <p>Stealth</p> <p>New Freestanding Structure ≤ 60 ft. in height</p>
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<p>Limited Land Uses</p> <p>Permitted as a use subject to compliance with any supplemental standards identified in Section 17.4.3.</p>	<p>Animal Care</p> <p>Contractor Shop</p> <p>Motor Vehicle Rental</p> <p>Parking, Stand-Alone, Surface</p> <p>Accessory Dwelling Unit</p> <p>Attached Dwelling Unit</p> <p>Multifamily Dwelling Unit</p> <p>Group Residential Facility</p>	<p>Apiaries</p> <p>Community Garden</p> <p>Temporary Use, Short-term</p>
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<p>Special Land Uses</p> <p>Permitted with a special use permit, subject to compliance with Section 17.4.3.</p>	<p>Bar</p> <p>Entertainment Facility, Indoor</p> <p>Vehicle Dispatch Facility</p> <p>Hospital</p> <p>Utility Facility, Major</p>	<p>Temporary Use, Long-term</p> <p>Wind-Powered Electric Generator, Freestanding</p> <p>Wireless Communications Facility, > 60 ft. in Height</p> <p>Solar Garden</p>
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<p>Accessory Land Uses</p> <p>Only permitted as accessory to a permitted use, subject to compliance with Section 17.4.3.</p>	<p>Construction or Sales Trailer</p> <p>Outdoor Display</p> <p>Home Business, Minor</p>	<p>Satellite Dish Antenna</p> <p>Solar Collection System</p> <p>Wireless Communications Facility, Existing Structures</p> <p>Building Facade Mounted</p> <p>Roof Mounted</p> <p>Other Freestanding Support Structure</p>
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Section Three

MARKET OVERVIEW

Denver Overview

Denver Demographics

MARKET OVERVIEW

DENVER

The Denver-Aurora-Lakewood metro is at the center of Colorado's Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver's elevation of 5,280 feet above sea level earns it the nickname "Mile High City."

METRO HIGHLIGHTS



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines.



EMPHASIS ON SKILLED JOBS

Denver's highly-educated labor force attracts tech employers. Roughly 42 percent of residents ages 25 and older hold at least a bachelor's degree.



THRIVING ALTERNATIVE ENERGY SECTOR

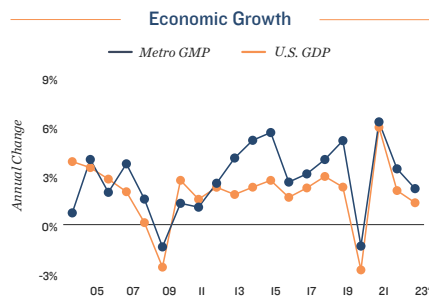
The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.



MARKET OVERVIEW

ECONOMY

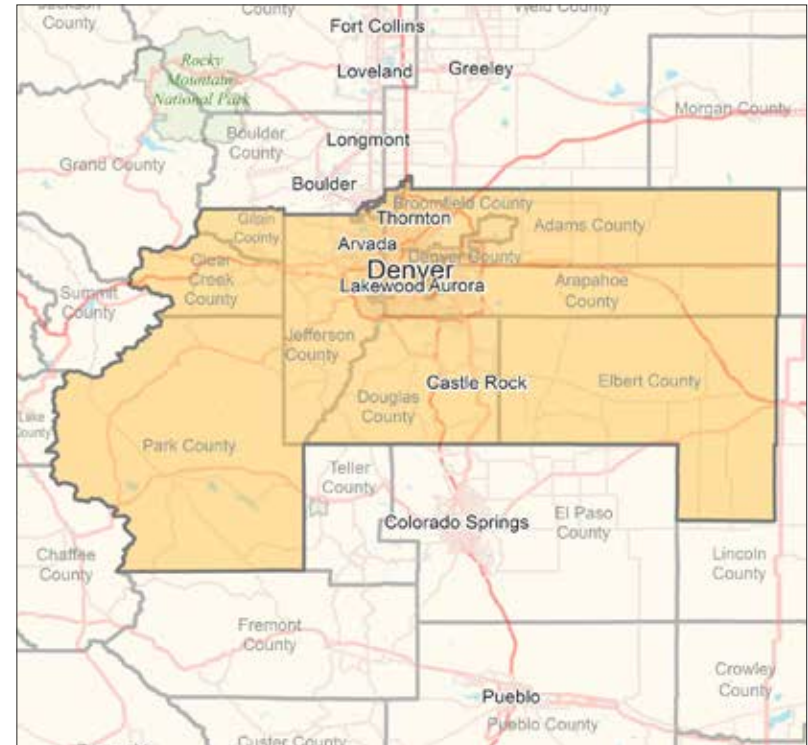
- Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year.
- Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth.
- Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



* Estimate, ** Forecast

MAJOR AREA EMPLOYERS

- HealthONE
- CenturyLink
- Children's Hospital Colorado
- Kaiser Permanente
- Lockheed Martin Corp.
- Comcast Corp.
- Frontier Airlines
- Wells Fargo
- United Airlines, Inc.
- University of Colorado Health



SHARE OF 2022 TOTAL EMPLOYMENT



5%
MANUFACTURING



19%
PROFESSIONAL AND
BUSINESS SERVICES



13%
GOVERNMENT



10%
LEISURE AND
HOSPITALITY



8%
FINANCIAL ACTIVITIES



18%
TRADE, TRANSPORTATION,
AND UTILITIES



7%
CONSTRUCTION



12%
EDUCATION AND
HEALTH SERVICES



3%
INFORMATION

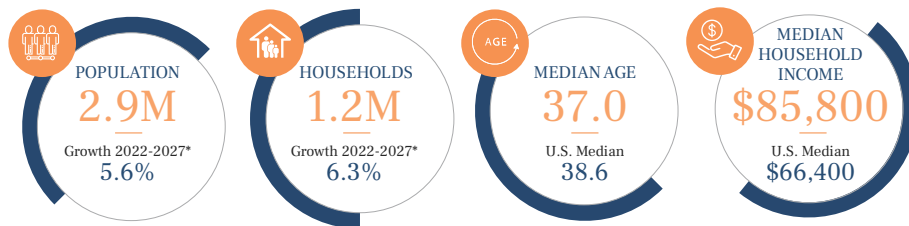


4%
OTHER SERVICES

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis.
- Gains in higher-paying employment sectors keep the median household income well above the national median.
- Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



2022 POPULATION BY AGE



QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metropolitan area will continue to grow as the area's high quality of life attracts new residents.

SPORTS

Baseball	MLB COLORADO ROCKIES
Football	NFL DENVER BRONCOS
Basketball	NBA DENVER NUGGETS
Hockey	NHL COLORADO AVALANCHE
Soccer	MLS COLORADO RAPIDS
Box Lacrosse	NLL COLORADO MAMMOTH

EDUCATION

- UNIVERSITY OF DENVER
- COLORADO UNIVERSITY
- COMMUNITY COLLEGE OF DENVER
- METROPOLITAN STATE UNIVERSITY OF DENVER

ARTS & ENTERTAINMENT

- DENVER MUSEUM OF NATURE & SCIENCE
- CHILDREN'S MUSEUM DENVER MARSICO CAMPUS
- ELITCH GARDENS
- DENVER ART MUSEUM

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

MARKET OVERVIEW



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