



# FOR SALE OR BUILD TO SUIT INFILL DEVELOPMENT OPPORTUNITY

## Infill Development Opportunity

**\$500,000**  
(\$19/SQ FT)

.604 Acres  
Zoned M-G-S

Parcel Number:  
49-143-03-033

**RARE** infill development  
site:

Located on the 2nd  
busiest arterial in  
Denver

150 ft. of prime  
Wadsworth frontage



**999 S. WADSWORTH BLVD.**  
**LAKEWOOD, CO 80226**

**MARK PYMS**  
BROKER/OWNER

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Investment Sales | Leasing | Property Management  
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LAKEWOOD, CO 80226

## INFILL DEVELOPMENT OPPORTUNITY

### SUGGESTED USES:

- EMERGENCY CARE
- FAST FOOD
- RETAIL
- FREESTANDING
- LIQUOR STORE
- DENTAL
- BANK
- COFFEE SHOP



### PROPERTY DETAILS

Panorama Commercial Group is pleased to present this rare Lakewood infill development opportunity for sale or build to suit. This 0.604-acre (26,310 SqFt) parcel is located on the 2nd busiest arterial in metro Denver with a traffic count of nearly 55,000 vehicles per day in 2018. The property is zoned M-G-S, which makes it a perfect opportunity for just about any business, from retail to office. Belmar, a 1,140,600 Square Foot, 22-block open-air district with retail, dining, entertainment, residence, hotel and office space, is less than a mile north on Wadsworth. With approximately 150 ft of Wadsworth frontage, this land is ideal if you want to be noticed. Belmar and Lakewood's cultural center being just blocks away promotes an extremely interactive consumer market. The seller spent 8 months working with the City of Lakewood to get the site plan with a 2,850 SqFt building and drive-thru approved (included in the flyer)

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