

# T.O.D. REDEVELOPMENT OPPORTUNITY

980 Benton St., Lakewood, CO 80214

FOR SALE



## PROPERTY DESCRIPTION

Commercial Land for Sale

## PROPERTY HIGHLIGHTS

- Prime corner lot in transit orientated development area - many projects completed or underway
- Zoning: M-C-T - Mixed Use - Core Transit
- Walkable/visible to Sheridan light rail station, numerous bus stops within walking distance
- Multi-family/group home/bar-restaurant/hotel, fitness/vehicle sales and more - potential for commercial/retail on ground floor
- Rent the house while planning the redevelopment
- 2,200 SF 3 bedroom, 2 bath house on two levels. 200 SF enclosed back porch. 2 car detached garage
- Extra bonus is a 600 SF, 1 bedroom, 1 bath Mother-in-law house (currently with a month to month tenant)

## OFFERING SUMMARY

|             |           |
|-------------|-----------|
| Sale Price: | \$800,000 |
| Lot Size:   | 15,290 SF |
| House:      | 2,200 SF  |

### CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.  
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The information above was obtained from sources we deem reliable; however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein. Any reliance on this information is solely at your own risk.

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An aerial map of the West Colfax neighborhood in Denver, Colorado. A large, semi-transparent red circle is drawn over the central part of the map, indicating a specific area of interest. The map shows a grid of streets, including W 24th Ave, W 20th Ave, W 17th Ave, W 14th Ave, W 8th Ave, W 4th Ave, and W Bayaud Ave. Major highways I-25 and I-70 are visible. Surrounding neighborhoods labeled include Edgewater, Jefferson Park, Auraria, Morse Park, Heverly Heights, Eiber, Holbrook Park, Villa Park, West Colfax, Molholm/Two Creeks, North Alameda, Barnum West, Barnum, and Creighton. The Google logo is in the bottom left corner, and map data information is at the bottom.

|                                  |            |
|----------------------------------|------------|
| Sheridan Blvd. N of W. 10th Ave. | 39,060/vpd |
| Sheridan Blvd. S of W. 8th Ave.  | 33,049/vpd |
| Sheridan Blvd. S of W. 11th Ave. | 31,882/vpd |

| DEMOGRAPHICS               | 1 MILE | 3 MILE  | 5 MILE  |
|----------------------------|--------|---------|---------|
| 2024 Population            | 23,320 | 169,275 | 478,936 |
| 2029 Population Projection | 23,692 | 170,038 | 482,619 |
| 2024 Households            | 9,820  | 71,808  | 222,375 |
| 2029 Household Projection  | 9,995  | 72,181  | 224,338 |
| Businesses                 | 669    | 9,359   | 37,511  |
| Employees                  | 5,439  | 77,973  | 343,962 |

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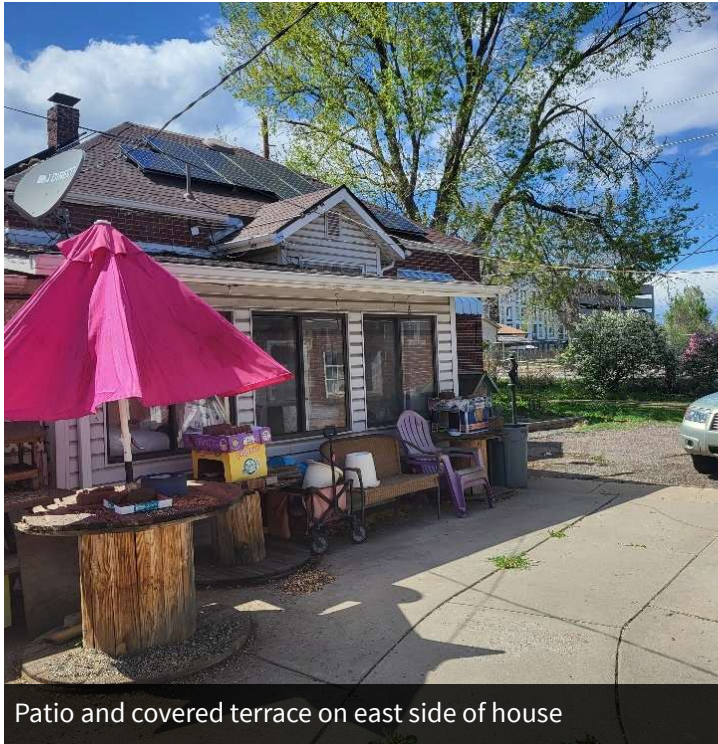
FOR SALE



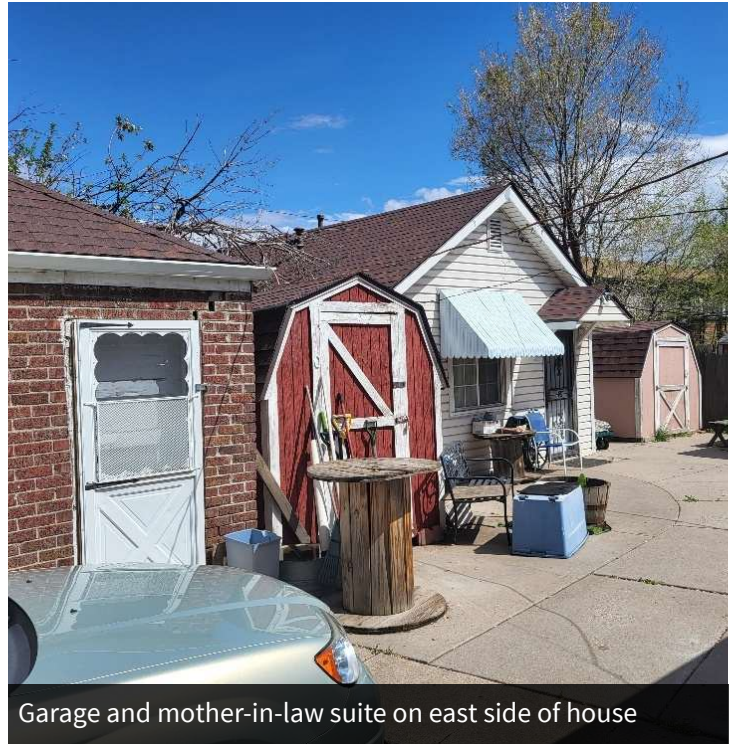
West toward Benton St.



West side of house



Patio and covered terrace on east side of house



Garage and mother-in-law suite on east side of house

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Additional Photos

Antonoff & Co. Brokerage, Inc. | 1528 Wazee Street | Denver, CO 80202 | 303.623.0200 | antonoff.com

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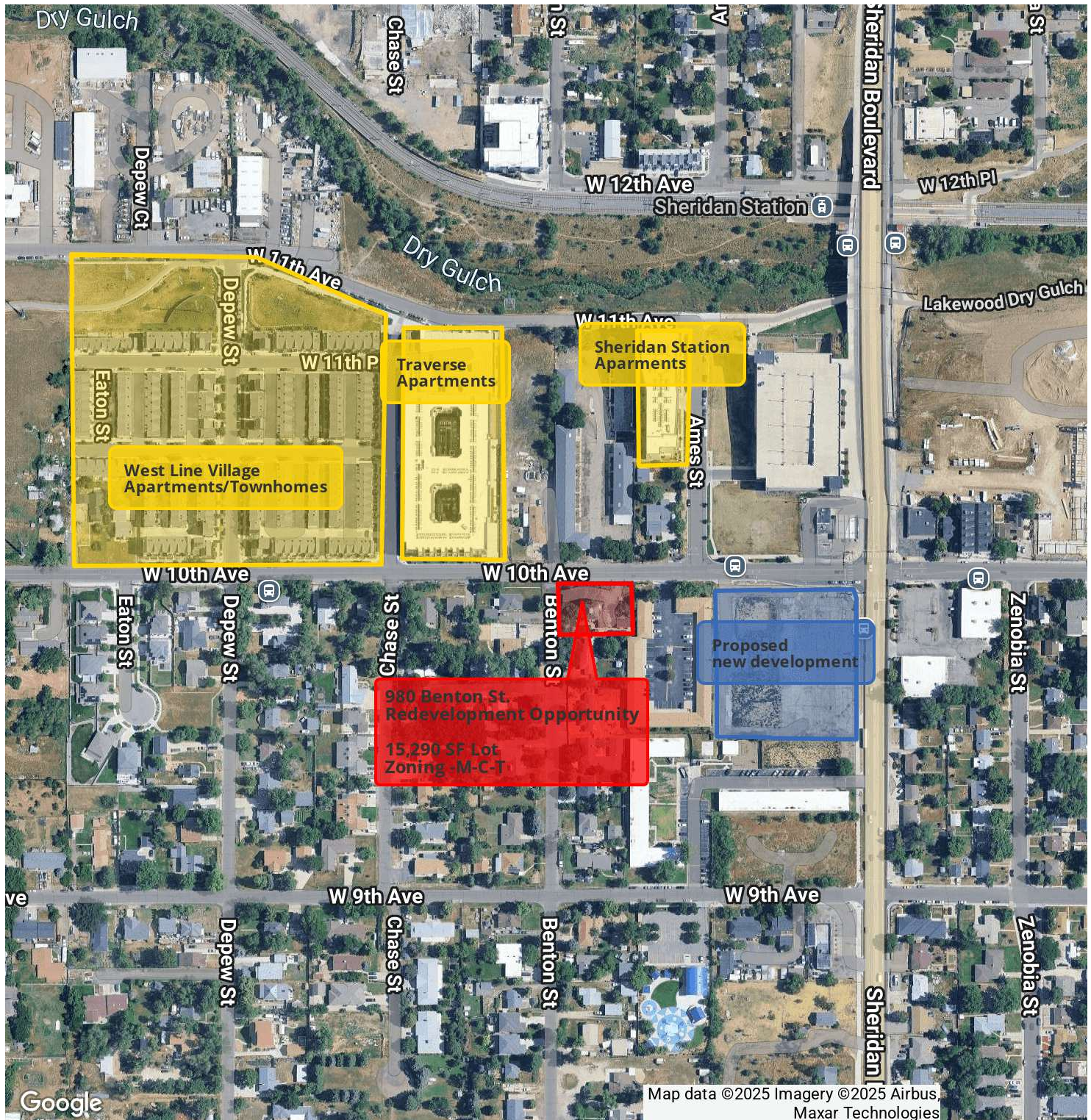
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Public Transportation

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## ZONE DISTRICT SUMMARY



### M-C-T

#### Mixed Use - Core - Transit

The M-C-T district is intended to provide opportunities for higher density mixed-use development in areas adjacent to light rail stations. The Transit context reflects the most pedestrian-oriented environment, and requires that buildings be located within a short distance of adjacent public streets. Auto-oriented design elements are restricted and have specific design requirements.

The official Zoning Ordinance is available online: [www.lakewood.org/zoning](http://www.lakewood.org/zoning)

#### Building Setbacks

##### Front

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

Minimum: 0 feet

Maximum: 20 feet

##### Side<sup>1</sup>

Minimum: 0/5 feet

##### Rear<sup>1</sup>

Minimum: 0/5 feet

<sup>1</sup>Buildings not located at the 0 foot setback shall be located a minimum of 5 feet from the property line.

#### Build-to-Zone Requirement<sup>2</sup>

75%

<sup>2</sup>The Build-to-Zone requirement is the percentage of lot width that must contain a portion of a building within the front setback range.

#### Height Requirements<sup>3</sup>

Minimum: 45 feet (3 floors)

Maximum by Station Area:

|                 |          |
|-----------------|----------|
| Sheridan Blvd.  | 120 feet |
| Wadsworth Blvd. | 120 feet |
| Oak St.         | 90 feet  |
| Union Corridor  | 180 feet |

<sup>3</sup>Subject to height transition when adjacent to residential zoning, see [17.5.3.4](#).

#### Open Space

Minimum: 10%

#### Non-Residential Building Footprint

Maximum: 40,000 square feet

#### Retail Allowed per Business

Maximum: 40,000 square feet by right  
40,001 - 60,000 square feet  
with Special Use Permit

#### Additional Design Requirements<sup>4</sup>

Vertically mixed uses and ground floor designed for retail

<sup>4</sup>See [17.5.3.6.A](#)

#### Residential Density<sup>5</sup>

Minimum: 35 DU/acre  
Maximum: None

<sup>5</sup>Applies only if residential is provided.

#### Surface Parking Lot Locations Allowed

Convenience surface parking spaces shall be limited to short-term parking lots with fewer than 10 spaces per building. Convenience surface parking spaces may be located behind or to the side of a building and shall be clearly marked for short-term use only. All other parking shall be accommodated for in parking structures.

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