

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Cottonwood Office Plaza For Sale

8725 W. 14th Ave., Lakewood, CO 80215



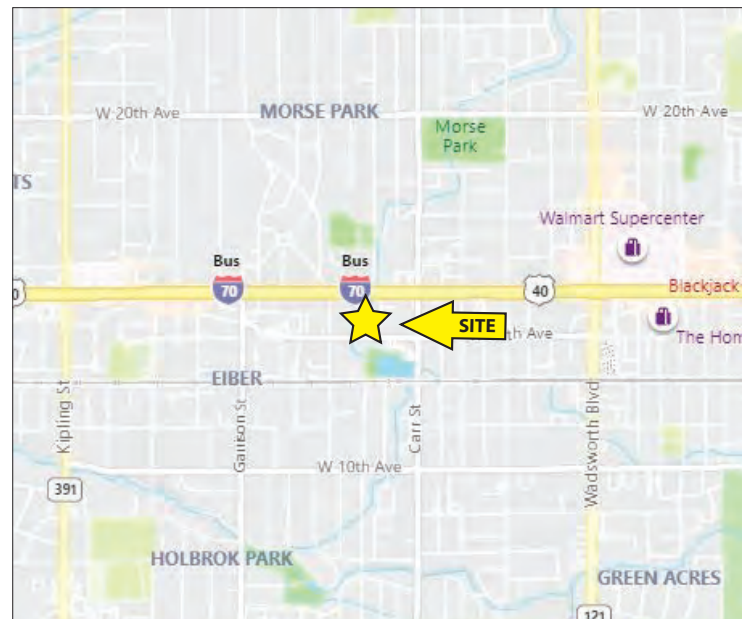
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OWNER/USER INVESTMENT WITH IN-PLACE INCOME



SALE OVERVIEW

Building Size:	13,048± SF
Lot Size:	0.80 Acre
Occupancy:	79%
YOC:	1980
Parking:	4.98:1,000 (55 spaces)
Taxes:	\$19,532.70
Zoning:	M-N-U
# of Tenants:	7
Income:	\$110,810.04
Expenses:	\$104,900.01
SALES PRICE:	\$1,500,000



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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	13,480	127,546	360,326
Households	5,780	54,906	149,320
Medium HH Income	\$52,227	\$59,880	\$66,408
Businesses	1,101	7,468	18,576
Employees	11,217	71,539	\$185,023
Medium Age	39.50	38.00	36.60
Traffic	27,753 vpd at W. 14th Ave at Dudley St.		