

# GOLDEN LAND ASSEMBLAGE

14185, 14141, AND 14095 W. 7TH AVENUE

Subject To Offer

OFFERING MEMORANDUM



**PREPARED BY:**

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# PROPERTY SUMMARY

## GOLDEN LAND ASSEMBLAGE



### PROPERTY DESCRIPTION

This is a unique opportunity to develop a prime assemblage of 3 adjacent single family homes with acreage. There are three separate owners who have combined their lots to create 4.66 acres of prime development land. The assemblage is adjacent to proposed Stevenson car dealerships and a future townhome project. The property is in unincorporated Jefferson County, and is therefore not subject to residential growth restrictions in place in the City of Lakewood. This site is prime for multi family apartment and/or townhome development. There are several major potential demand generators for apartments, including the School of Mines in nearby Golden.

### LOCATION DESCRIPTION

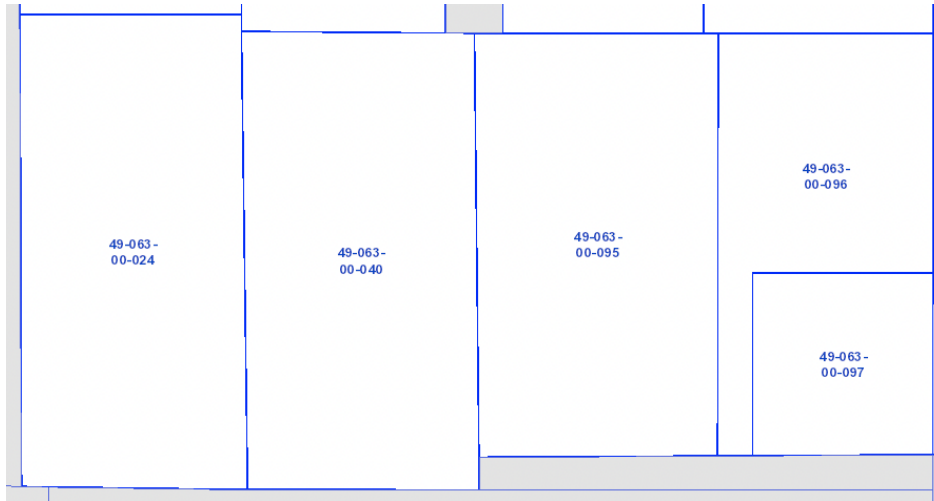
The acreage is located northeast of the intersection of 6th Avenue and Indiana Street, south of the Colorado Mills mall in unincorporated Jefferson County. The property is located in close proximity to the West Corridor Light Rail Line, I 70, and W. Colfax Avenue. Portions of the property have visibility from 6th Avenue.

### OFFERING SUMMARY

<b>Sale Price:</b>	Subject To Offer
<b>Lot Size:</b>	4.66 Acres

# COMPLETE HIGHLIGHTS

## GOLDEN LAND ASSEMBLAGE



### LOCATION INFORMATION

<b>Building Name</b>	Golden Land Assemblage
<b>Street Address</b>	14185, 14141, and 14095 W. 7th Avenue
<b>City, State, Zip</b>	Golden, CO 80401
<b>County</b>	Jefferson
<b>Market</b>	Denver
<b>Sub-market</b>	West Metro
<b>Cross-Streets</b>	7th Avenue and Indiana Street
<b>Signal Intersection</b>	No

### BUILDING INFORMATION

<b>Best Use</b>	Apartment or townhome
<b>Free Standing</b>	No

### PROPERTY HIGHLIGHTS

- Prime Apartment land opportunity
- Excellent West Metro location with easy access to all parts of Denver Metro
- Potential for 3 and possibly 4 story construction
- Spectacular views of South Table Mountain, Green Mountain and front Range foothills



# AERIAL MAP

## GOLDEN LAND ASSEMBLAGE



Google

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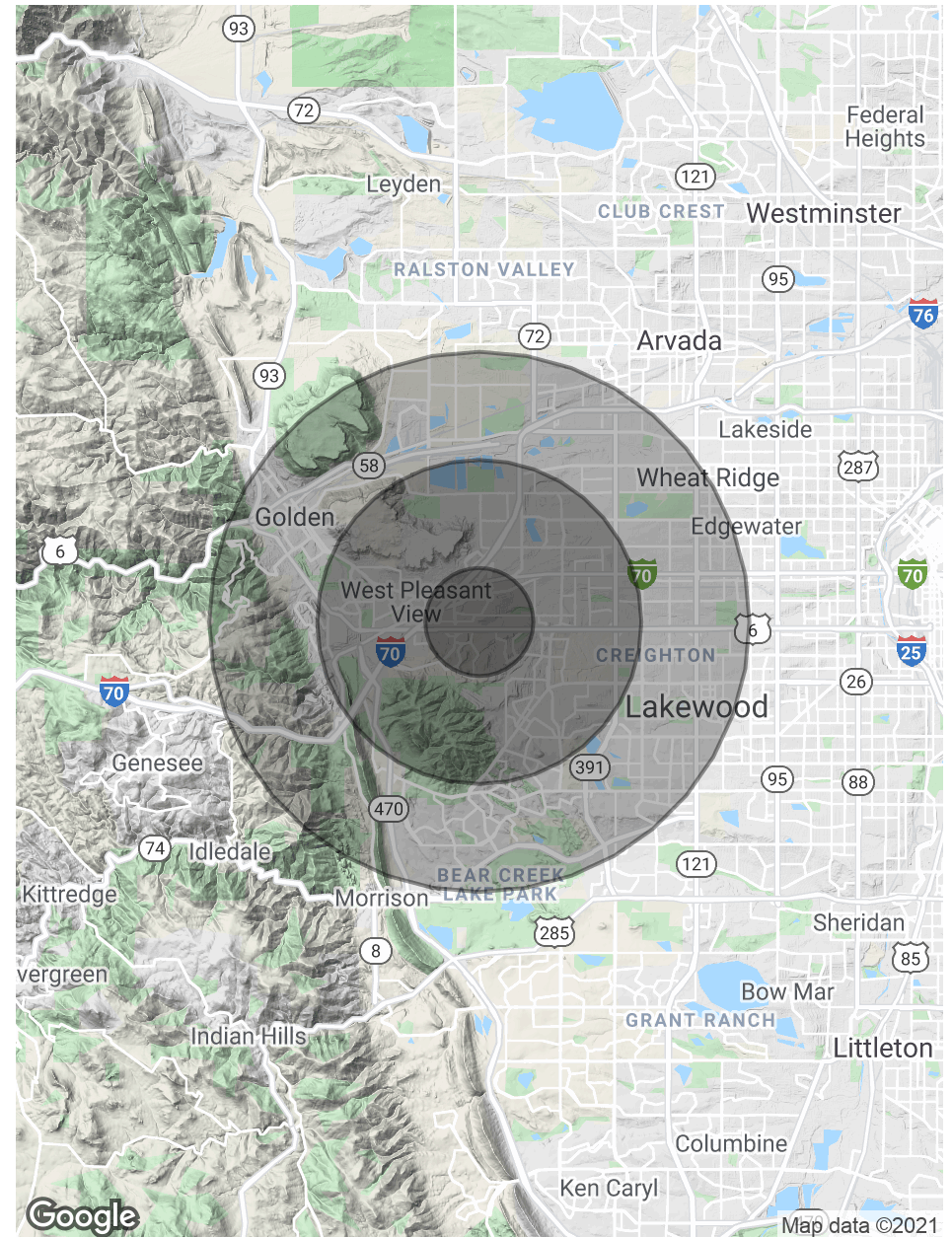
# DEMOGRAPHICS MAP & REPORT

## GOLDEN LAND ASSEMBLAGE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,897	60,889	159,179
Average age	38.1	40.0	40.6
Average age (Male)	38.0	39.1	39.6
Average age (Female)	38.8	41.1	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,389	27,734	68,728
# of persons per HH	2.0	2.2	2.3
Average HH income	\$68,247	\$72,138	\$77,299
Average house value	\$286,410	\$303,328	\$314,391

\* Demographic data derived from 2010 US Census



# ADDITIONAL PHOTOS

## GOLDEN LAND ASSEMBLAGE



# ADVISOR BIO 1

## GOLDEN LAND ASSEMBLAGE



### ALEX KOVACS

Commercial Real Estate Advisor

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### PROFESSIONAL BACKGROUND

Alex K. Kovacs CCIM is a real estate broker and consultant. His professional experience has been in commercial brokerage, the fee preparation of real estate appraisals, feasibility studies, rent analyses, and market studies specializing in hospitality, resort, and land development. He has extensive experience in a wide variety of property types including office, retail, industrial, multifamily, net leased investments, fractional interests, medical office buildings and various special purpose properties with going concern components, as well as both urban and rural lands.

Mr. Kovacs has experience compiled in the analysis of properties in Colorado, Wyoming, California, Kansas, Texas, North Dakota, Montana, and Florida. Primary geographical experience is metropolitan Denver, Colorado Springs, Fort Collins, Pueblo and the Front Range of Colorado, and various Colorado mountain resort communities. In the past, Mr. Kovacs has been an accepted expert witness in both Colorado and Florida. He has worked in Colorado as an expert witness in Arapahoe, Boulder, and Jefferson counties, as well as the City and County of Denver. Mr. Kovacs has also worked in Florida in Hillsborough, Orange, and Pinellas counties. Mr. Kovacs has been accepted as an expert witness in the US Bankruptcy Court Districts of Colorado and Florida. He has represented commercial property owners to the Board of Assessment Appeals in both the State of Colorado and Florida.

### EDUCATION

University of Florida, M.A., Real Estate

### MEMBERSHIPS

Denver Metro Commercial Association of Realtors

#### Madison Commercial Properties

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# DISCLAIMER

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. In All financial projections and information are provide for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Madison Commercial Properties. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Neither the Owner or Madison Commercial Properties, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

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making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Madison Commercial Properties. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Madison Commercial Properties. If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Madison Commercial Properties.

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*For more information about this p*

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