

5600

**W. ALAMEDA AVE**  
LAKEWOOD, CO 80226

**\$1,700,000**  
**SALE PRICE**

**GAS  
STATION**



**BUSINESS & REAL  
ESTATE INCLUDED**



**DENVER INFILL  
SPECIALISTS**



**UNIQUE**  
PROPERTIES

**SAM LEGER**

EXECUTIVE VICE PRESIDENT

303.512.1159

sleger@uniqueprop.com

**TIM FINHOLM**

EXECUTIVE VICE PRESIDENT

303.512.1161

tfinholm@uniqueprop.com

**BRANDT BERRY**

BROKER ASSOCIATE

303.645.4787

bberry@uniqueprop.com

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	650 SF
Lot Size:	0.28 Acres
Year Built:	1972
Zoning:	M-G-U
Taxes (2020):	\$11,894

### PROPERTY OVERVIEW

5600 W Alameda Ave represents a great opportunity to acquire a thriving convenience store located on one of the main arterial roadways in Lakewood. This sale includes both the business and the real estate. The property consists of a 650 SF building, eight gas pumps which were newly installed in 2019, and is a corner lot located at the intersection of West Alameda Avenue and Depew Street. The business has been consistently profitable over the last 15 years and 2020 represented its highest profit ever with a net income of \$330,376. It is a fixture within the Lakewood community for gas, groceries, and playing the lottery. Financials are available for previous three years.

### PROPERTY HIGHLIGHTS

- Strong store sales over the last three years.
- Top five in gross lottery sales for the state of Colorado every year for the past three years.
- Unbranded station free of long-term contracts providing rebranding opportunities.
- Excellent visibility and daily traffic along W Alameda Ave.
- High quality equipment. New pumps and point of sale technology installed in 2019.



## PROPERTY PHOTOS





## RETAIL AERIAL











## SALE COMPS



# Comp Breakdown

#		Address	Sale Price	Lot Size	Building Size	Closed
★		5600 W. Alameda Ave	\$1,700,000	.28 AC	650 SF	
1		510 Bryant St	\$1,800,000	.29 AC	2,781 SF	5/10/2021
2		6010 W. 20th Ave	\$1,600,000	.23 AC	2,400 SF	12/9/2019
3		303 Broadway	\$1,795,900	.63 AC	3,630 SF	10/9/2019
4		725 Kalamath St	\$3,030,000	.58 AC	2,681 SF	12/2/2020
5		2900 S. Wadsworth Blvd	\$1,900,000	1.14 AC	6,508 SF	6/20/2019