

# 12795 WEST ALAMEDA PARKWAY

A REPOSITIONING AND  
OWNER/USER OPPORTUNITY  
**LAKWOOD, CO**



# THE OFFERING

JLL Capital Markets, as exclusive agent for the Seller, is pleased to present to qualified investors 12795 West Alameda Parkway (the “Property”), a vacant, 166,745 square foot office building with direct visibility from West Alameda Parkway in Denver’s West Suburbs. The Property is the only contiguous block of space greater than 100,000 square feet west of Denver, providing optionality for larger users. The West Denver submarket showcases strong office demand generators, such as the Denver Federal Center, St. Anthony Hospital, the National Laboratory of the Rockies (NLR) and the Colorado School of Mines.

The four story building has 41,000 square feet floor plates that are functional, efficient, and easily divisible. The 7.054 acre Mixed Use - General - Suburban (M-G-S) zoned site provides a wide range of permitted uses. Additionally, the Property has 4,000 amperage service, a 3.29 per 1,000 sf parking ratio, and a roof warranty through 2031.

12795 West Alameda Parkway offers multiple valuation creation opportunities, as well as an owner/user opportunity in a supply constrained office market.

## KEY PROPERTY STATISTICS

<b>Address</b>	12795 West Alameda Parkway
<b>City, State</b>	Lakewood, Colorado
<b>Rentable Area</b>	166,745 SF
<b>Year Built</b>	1988
<b>Stories</b>	4
<b>Occupancy</b>	0%
<b>Zoning</b>	Mixed Use - General - Suburban (M-G-S)
<b>Acres</b>	7.054 Acres
<b>Parking</b>	548 spaces (3.29:1,000 SF)

# EXECUTIVE SUMMARY

## Infill West Denver Location

12795 West Alameda Parkway is located in the Union Boulevard and Alameda Parkway corridors of Lakewood, Colorado. The location has immediate access to multiple retail amenities, a mature and growing housing base, and an expansive pool of educated and talented residents.

## Supply Constrained Submarket

The 7.65 million square foot West Denver submarket has seen very few office developments due to the supply constrained nature of the region. In the last 10 years, only 374,574 SF of new office product has been built.

## Multiple Office Demand Generators

The West Suburbs has four major campuses shown on the map below that drive employment and office occupancy in the immediate Union Boulevard Corridor and Denver West Office Park.



**12795 WEST  
ALAMEDA**

**NATIONAL  
LABORATORY  
OF THE ROCKIES**

**CommonSpirit**  
St. Anthony Hospital

**GSA**  
Denver  
Federal  
Center

UNION BOULEVARD  
CORRIDOR

# LOCATION HIGHLIGHTS

## The Denver Federal Center

The Denver Federal Center is a 670-acre campus housing four million square feet of office, warehouse, lab, and special use spaces in 90 federal buildings. It is the largest employer in Lakewood (8,000 employees), and the 28 various federal agencies on-site makes the DFC the largest concentration of federal agencies outside of Washington, D.C.

## St. Anthony Hospital

The 40-acre medical campus includes St. Anthony Hospital, OrthoColorado Hospital, and two walkway-connected medical office plazas, offering a wide range of specialties and physicians. The campus currently employs 2,200 people and is expected to bring up to 2,500 jobs to the area, generating an annual economic impact of over \$300 million.

## Colorado School of Mines

CSM's campus is located on 373 acres in Golden, Colorado. CSM consistently ranks among the top engineering and applied science institutions in the United States. It is known for its rigorous academics, emphasis on hands-on learning, and strong industry connections. CSM graduates approximately 1,500 students per year.

## The National Laboratory of the Rockies (NLR)

This 327-acre campus in Golden, Colorado houses many research laboratories and the lab's administrative office. There are over 2,600 professionals employed at the campus.

NLR is the nation's only facility solely dedicated to renewable energy research and development. NLR is a government-owned, contractor operated facility; funded through the U.S. Department of Energy.



## EASY ACCESS



Light rail



I-25



## DRIVE TIMES

22

Minutes

Downtown Denver

44

Minutes

Boulder

28

Minutes

Denver international Airport

58

Minutes

Colorado Springs

24

Minutes

Castle rock



# SUPPLY CONSTRAINED SUBMARKET

with a Lack of Large Blocks  
of Contiguous Space

The Union Corridor and Denver West Business park are the major office parks of the West Suburbs. They have significant natural barriers and limited commercial land for development. With the National Park Service moving to the Denver Federal Center, 12795 West Alameda Parkway will be the largest available block of space in the West Suburbs. There are no contiguous blocks of space greater than 100,000 square feet currently available.

**12795 WEST  
ALAMEDA**

**SCARCITY OF LARGE BLOCKS**

Property Address	GLA	Contiguous Block
1 1617 Cole Blvd	71,133 SF	71,133 SF
2 Signature Centre at Denver West	185,920 SF	65,389 SF
3 2850 Youngfield St.	67,945 SF	67,945 SF
4 Clayworks	182,000 SF	62,728 SF
5 14062 Denver West Pkwy	78,357 SF	56,491 SF

# WEST DENVER

## Excellent Area Demographics

Excellent area demographics demonstrate a highly educated workforce which speaks to the attractiveness of the area immediately surrounding 12795 West Alameda Parkway. Average household net worth within a three-mile radius of 12795 West Alameda Parkway is \$1.48M, displaying a deep base of affluent residents and showcasing the desirability of this property. With unparalleled amenity offerings and an irreplaceable quality of life, 12795 West Alameda Parkway is uniquely positioned to tap into the strong supply of a highly educated workforce.

**\$1.48M**  
Average Net Worth  
(3-Mile Radius)

**46.5%**  
of residents have  
Bachelor's Degree  
or higher  
(3-Mile Radius)

**\$574K**  
Median Home Value  
(3-Mile Radius)

**\$121K**  
Average Household  
Income  
(3-Mile Radius)

## Area Demographics

	2 Mile	5 Mile	10 Mile
Population (2025)	41,332	203,903	898,889
Median Age (Years)	40.7	40.4	38.9
Average Household Income	\$121,374	\$119,035	\$127,956
Average Net Worth (2023)	\$1,481,160	\$1,172,857	\$1,032,803
Median Home Value	\$653,399	\$653,998	\$688,317
Education Attainment (Bachelor's Degree +)	47%	42%	47%

\*Data prepared by ESRI

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