



For sale

5,400 SF

348 S. Owens Street | Lakewood, CO 80226

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Executive summary

This 5,400 SF former childcare facility presents a rare investment opportunity in a high-traffic Lakewood location. Situated on 0.32 acres with secure fenced outdoor space, the property offers immediate adaptability for multiple commercial uses while benefiting from strong demographic fundamentals and exceptional visibility.

The property features purpose-built infrastructure including a secure fenced backyard area, ideal for childcare continuation or conversion to outdoor commercial amenities. The 5,400 SF building provides flexible interior space suitable for various commercial applications.



Investment highlights



Traffic and visibility: Positioned directly off W Alameda Avenue with 24,550 vehicles per day.



Flexible reuse potential: Purpose-built features accommodate childcare continuation or conversion to medical, office, or retail.



Superior demographics: Affluent resident base with an average household income of \$130,175 within a three-mile radius.



Secure outdoor space: Fenced yard provides competitive advantage for applicable uses.



Photos and video



Property highlights



Secured fence

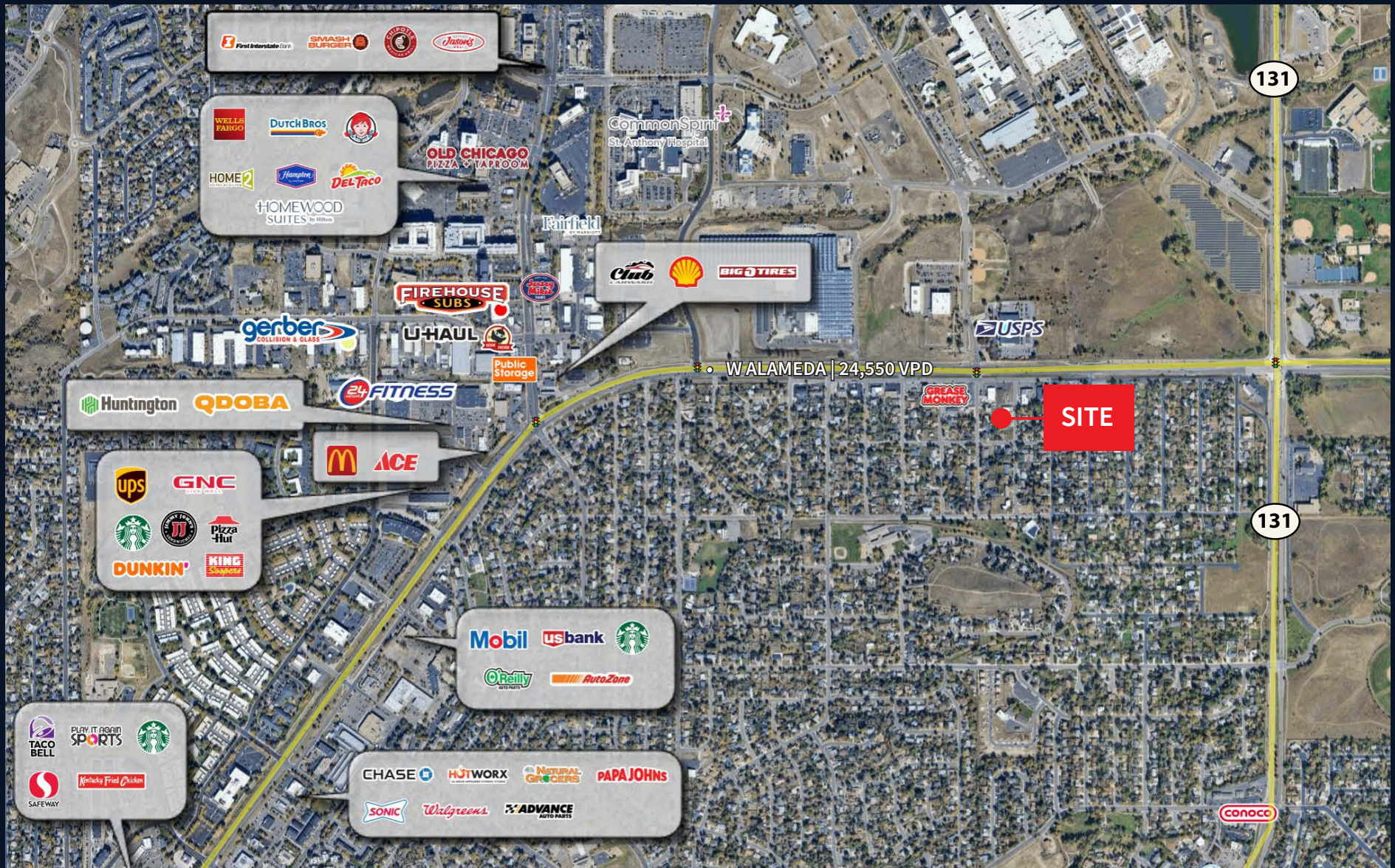


Deciated Parking Lot



Open floor plan with hardwood floors





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