

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

LAKEWOOD RETAIL FOR LEASE

727 Simms St., Lakewood, CO 80401

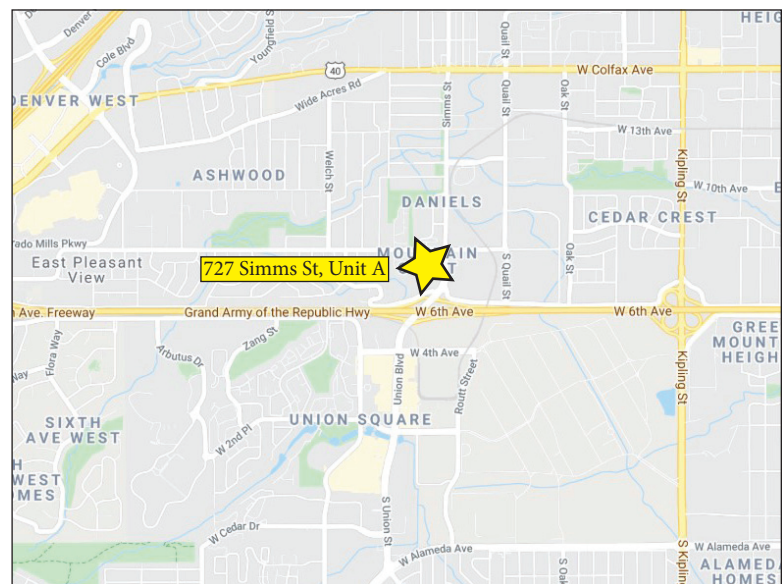


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Located just off the 6th Avenue Freeway at Simms, this 1,200± SF retail space has great visibility and access. Exceptional traffic counts (Over 32,000 Vehicles Per Day) plus 21 parking spaces make this a desirable location. It is located across the street from Larry H. Miller Ford and just north of the Sheraton Hotel. Great neighborhood and a great location! NNN expenses estimated at \$4.60/SF. Total estimated lease + NNN's = \$2,060/month

FOR LEASE:
\$16.00/SF NNN



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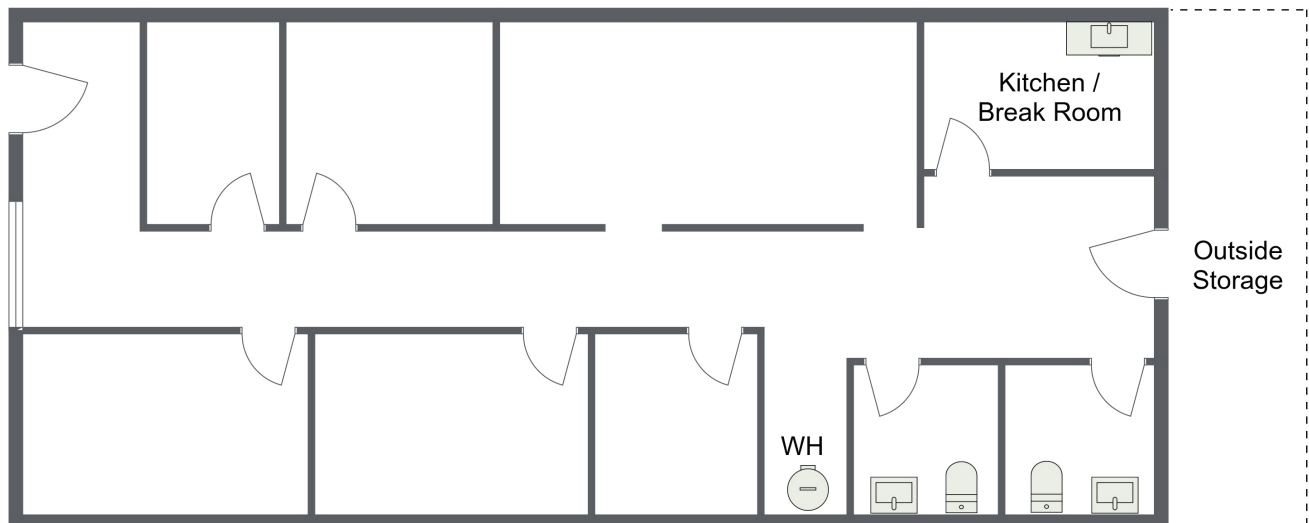
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DEMOGRAPHICS		1 Mile	3 Miles	5 Miles
	Population	10,660	93,636	267,730
	Households	5,047	39,830	107,437
	Medium Income	\$54,047	\$71,544	\$67,55
	Medium Age	37.00	40.50	38.40
	Traffic	Simms St. @ W 8th Ave. - 32,382 vpd (2018)		



Floorplan provided as a visual reference only and may not be 100% accurate.