

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# LAKEWOOD RETAIL FOR LEASE

727 Simms St., Lakewood, CO 80401

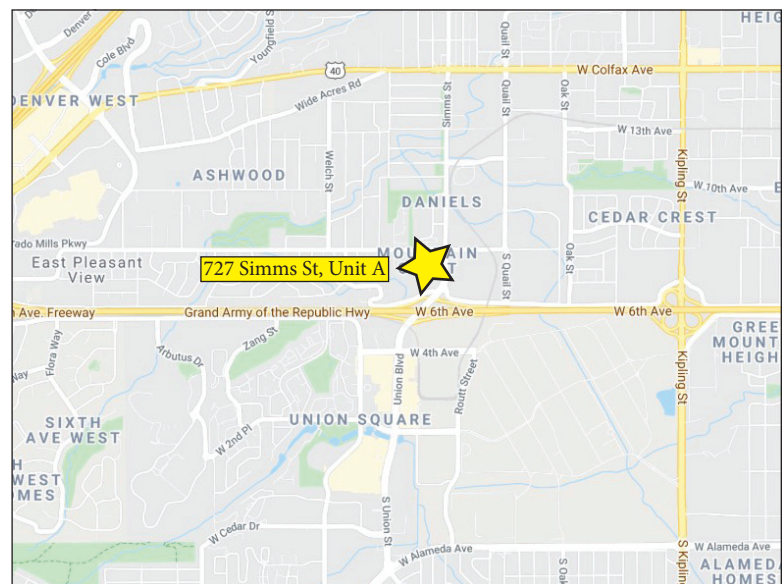


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Located just off the 6th Avenue Freeway at Simms, this 1,200± SF retail space has great visibility and access. Exceptional traffic counts (Over 32,000 Vehicles Per Day) plus 21 parking spaces make this a desirable location. It is located across the street from Larry H. Miller Ford and just north of the Sheraton Hotel. Great neighborhood and a great location! NNN expenses estimated at \$6.00/SF. Total estimated lease + NNN's = \$1,999/month

**FOR LEASE:**  
**\$13.99/SF NNN**



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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

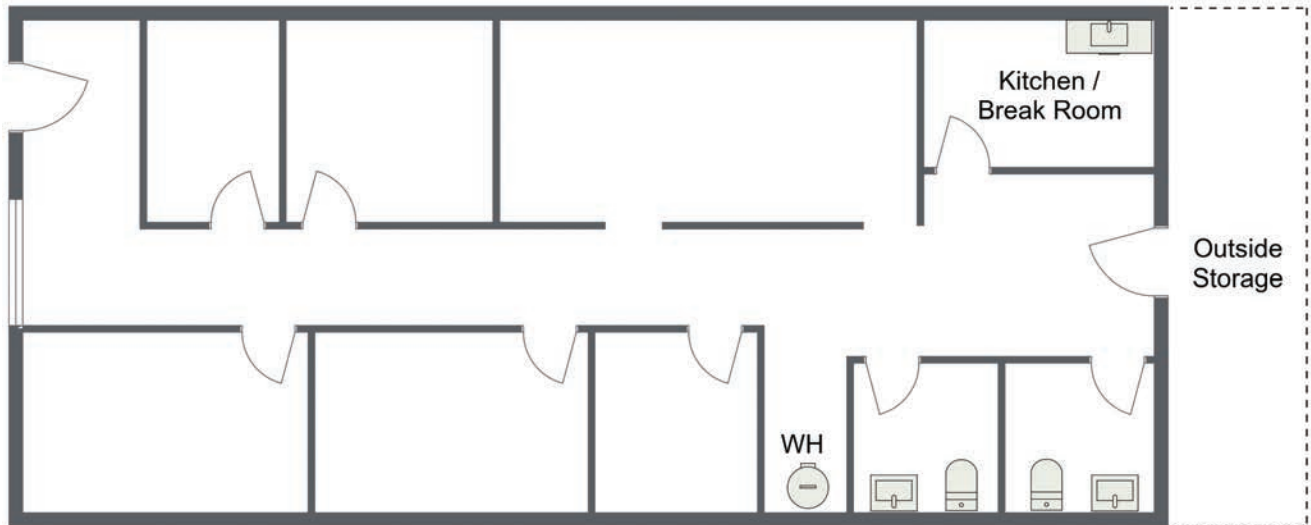
40.50

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.