

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Lakewood Retail Space For Lease

1896 S. Wadsworth Blvd., Lakewood, CO 80232



www.FullerRE.com



PROPERTY INFORMATION

Bldg. Size:	3,920± SF
Available:	1,288± SF
YOC:	1965
Power:	3 - Phase
Parking:	11 Spaces
Zoning:	M-G-U City of Lakewood
Est. NNN's:	\$11.18/SF

PROPERTY NARRATIVE

Located on the NEC of S. Wadsworth Blvd. and W. Jewell Ave., this end-cap retail space has excellent visibility and impressive traffic numbers. Perfect for fitness, gallery, office, retail, and many more uses. Located next door to a McDonalds Restaurant, across the street from a King Soopers anchored shopping center and the Jewell Square Shopping Center.

For Lease at:
\$23.00/SF NNN

Fuller Real Estate
(303) 534-4822



**BROKERAGE
DISCLOSURE**

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1,288 Sq. Ft.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	13,964	136,174	340,708
Households	5,644	53,296	133,993
Median HH Income	\$85,557	\$72,508	\$70,773
Median Age	42.40	37.50	37.20
Traffic	49,238 vpd - S. Wadsworth at Jewell Ave.		

