

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# Lakewood Retail for Sale

1890 - 1896 S. Wadsworth Blvd, Lakewood, CO 80232



www.FullerRE.com



## PROPERTY INFORMATION

<b>Bldg. Size:</b>	3,920± SF (Per County Record)
<b>Available:</b>	1,288± SF
<b>YOC:</b>	1965
<b>Lot Size:</b>	.253 Acres
<b>Power:</b>	3 - Phase (TBV)
<b>Parking:</b>	11 Spaces - 2.8/1,000
<b>Zoning:</b>	M-G-U City of Lakewood
<b>Est. NNN's:</b>	\$11.36/SF
<b>Occupancy:</b>	67%

## PROPERTY NARRATIVE

This multi-tenant retail property is located at the high traffic intersection of West Jewell Avenue and South Wadsworth Blvd in Lakewood, CO. This intersection is surrounded by fast food restaurants, a car dealership, banks, automotive services, a shopping center, and other retail amenities. The property has an impressive occupancy history and offers excellent visibility with easy access. Currently, the property is 67% occupied by two tenants with the opportunity to occupy and/or lease the third vacant unit. This investment is ideal for the user looking to establish a retail presence or the investor looking to own an ease of management asset with cash flow upside.

**Fuller Real Estate**  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

**Mike Haley**  
(720) 287-5408 direct  
(720) 309-3413 mobile  
MHaley@FullerRE.com

©2024 Fuller Real Estate. All Rights Reserved. Price, terms and availability subject to change without notice.



	Current	Pro Forma
<b>Rental Income</b>	\$ 87,153	\$ 87,153
Vacancy (33.0%, 0.0%)	\$ (29,739)	\$ -
<b>Net Income</b>	\$ 57,414	\$ 87,153
NNN Reimbursements	\$ 44,386	\$ 44,386
NNN Vacancy	\$ (14,647)	\$ -
<b>Total Reimbursements</b>	\$ 29,739	\$ 44,386
<b>Gross Income</b>	\$ 87,153	\$ 131,539
<b>Reimbursable Expenses</b>		
Insurance	\$ 7,222	\$ 7,222
Property Taxes (2023 payable in 2024)	\$ 19,688	\$ 19,688
Property Management	\$ 7,200	\$ 7,200
Utilities	\$ 6,594	\$ 6,594
Repairs & Maintenance	\$ 2,980	\$ 2,980
Storm and Sewer	\$ 220	\$ 220
Water	\$ 351	\$ 351
Misc	\$ 131	\$ 131
<b>Total Reimbursable Expenses</b>	\$ 44,386	\$ 44,386
Expenses Per SF	\$ 11.36	\$ 11.36
<b>Non-Reimbursable Expenses</b>		
Reserves	\$ 2,500	\$ 2,500
<b>Total Expenses</b>	\$ 46,886	\$ 46,886
<b>Net Operating Income</b>	\$ 40,267	\$ 84,653
<b>Cap Rate</b>	3.36%	7.05%
<b>Purchase Price</b>	\$ 1,200,000	

**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.