

Parkridge Plaza Retail for Lease

2099 Wadsworth Blvd, Lakewood, CO 80214



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PROPERTY INFORMATION

| | |
|---------------------------|--|
| Total Building SF: | 26,296± SF |
| Available SF:* | 1,325± SF |
| Lot Size: | 1.46 Acres |
| YOC: | 1979 |
| Parking: | 5/1,000 SF |
| Parking Spaces: | 200 |
| For Lease: | \$3,000/Month Modified Gross |

PROPERTY NARRATIVE

This is a rare vacancy in a very active retail center. The unit is open with a restroom and small office area. The center has abundant parking for tenants with constant flow of clients. Tenants in the center include restaurants, liquor store, JEFFCO DMV, event center, and barber to name a few.

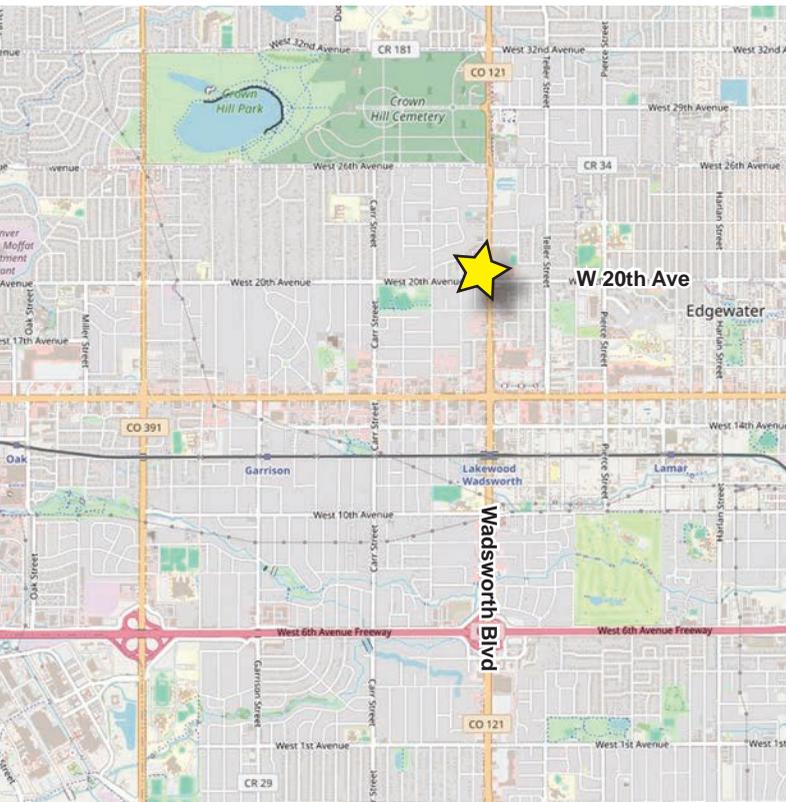
The heavy traffic flow on Wadsworth Blvd and 20th Avenue provide great exposure to thousands per day, and is just a short hop to the 6th Avenue Freeway. Strong service-oriented retail location.



Fuller Real Estate
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**Brokerage Disclosure
to Tenant**

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| DEMOGRAPHICS | 1 Mile | 3 Miles | 5 Miles |
|------------------|--|----------|----------|
| Population | 13,739 | 140,851 | 395,617 |
| Households | 6,143 | 62,657 | 173,662 |
| Median HH Income | \$82,240 | \$86,887 | \$91,633 |
| Median Age | 39.80 | 39.10 | 38.10 |
| Traffic | 43,359 vpd - Wadsworth Blvd @ W 20th Ave | | |

Source: CoStar

