

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

# LAKEWOOD RETAIL FOR LEASE

727 Simms St., Lakewood, CO 80401

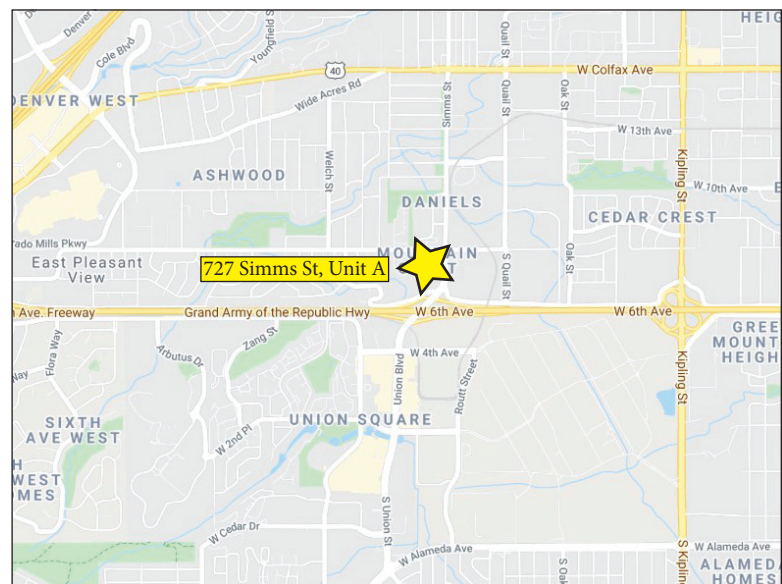


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Located just off the 6th Avenue Freeway at Simms, this 1,200± SF retail space has great visibility and access. Exceptional traffic counts (Over 32,000 Vehicles Per Day) plus 21 parking spaces make this a desirable location. It is located across the 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.

**FOR LEASE:**  
**\$15.00/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)		

## 727 Simms St., #A

