



7301 W. ALAMEDA AVENUE
Lakewood, Colorado 80226



PROPERTY FEATURES

- Location, Location!!
- High visibility
- Across Alameda from Belmar, a 22-block outdoor mixed used shopping district
- Monument sign
- Vanilla shell condition
- Large parking area
- Surrounding retailers create exceptional draw and daily traffic to the property

BUILDING SPECIFICATIONS

| | |
|--------------------------|--|
| For Lease: | Unit B - 1,800 SF Unit C - 1,320 SF All units are contiguous |
| Rate: | \$25/SF MG - NNNs included Tenant pays utilities |
| Population: | 154,603 w/in 3 miles |
| Projected Growth: | 7.3% |
| Avg. HH Income: | \$78,195 |
| Traffic Volume: | 55,000 VPD Alameda & Wadsworth |

FOR MORE INFORMATION CONTACT:

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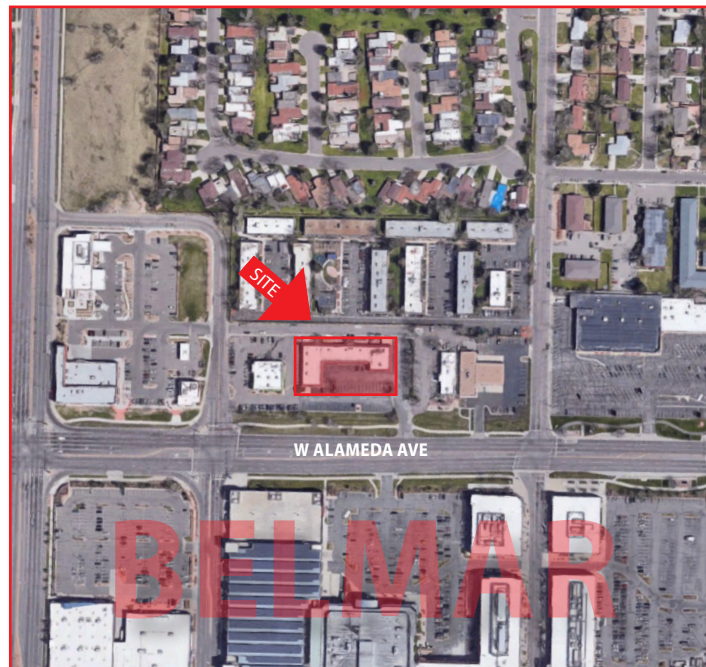
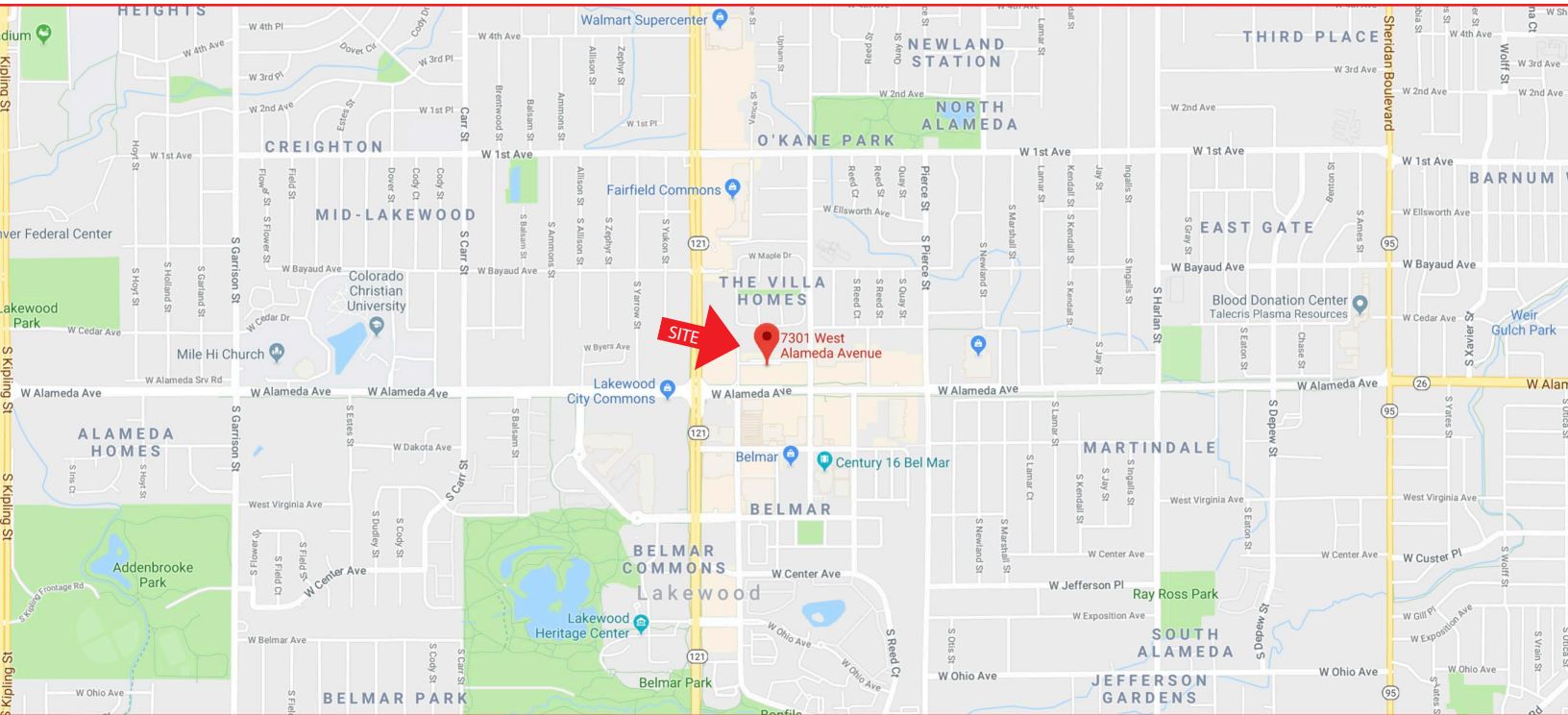
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