

FOR LEASE

PRIME RETAIL AVAILABLE ON WADSWORTH BLVD

NEC Jewell Avenue & Wadsworth Boulevard | Lakewood, Colorado

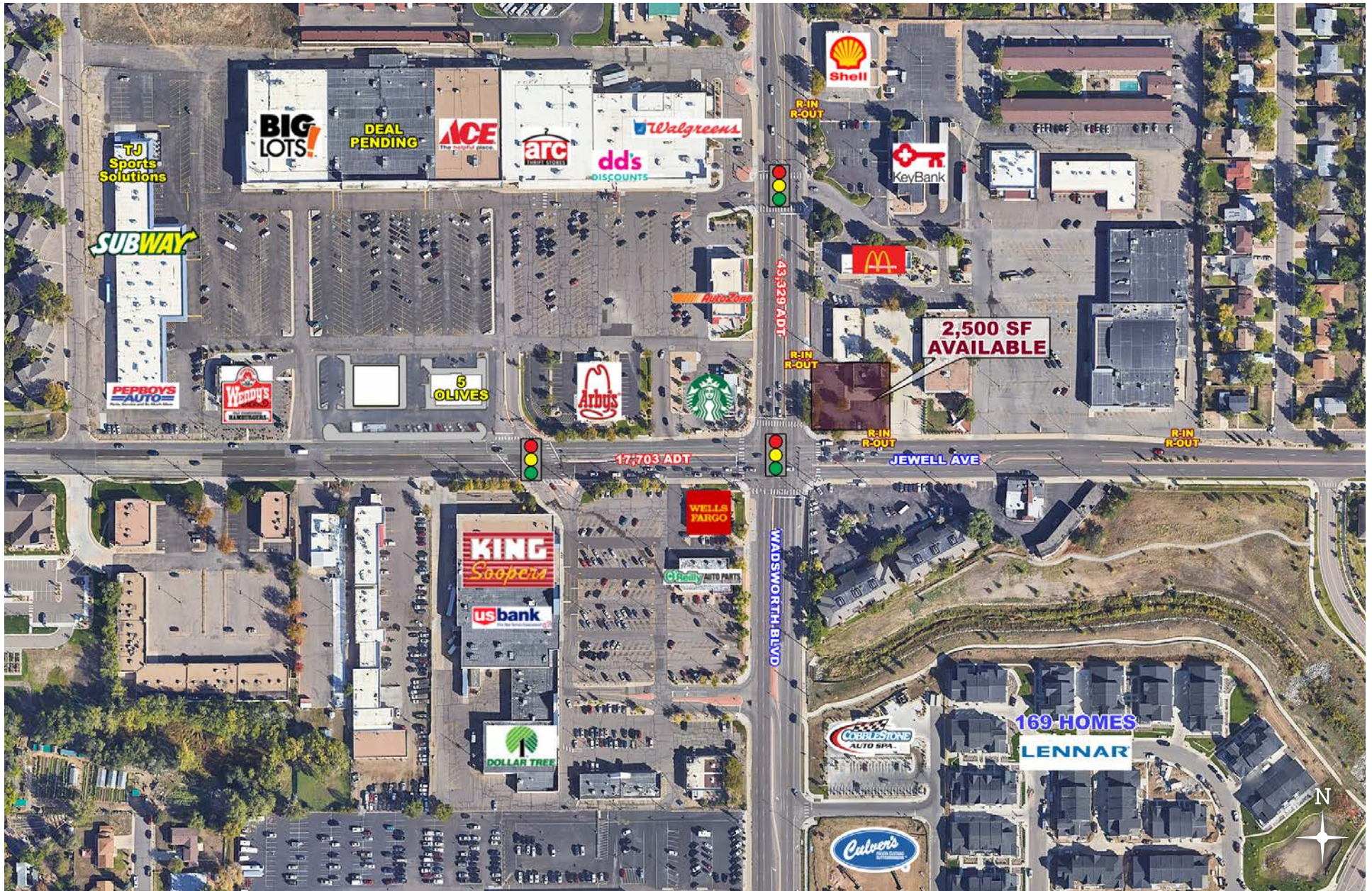


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PROXIMITY



TRADE AREA



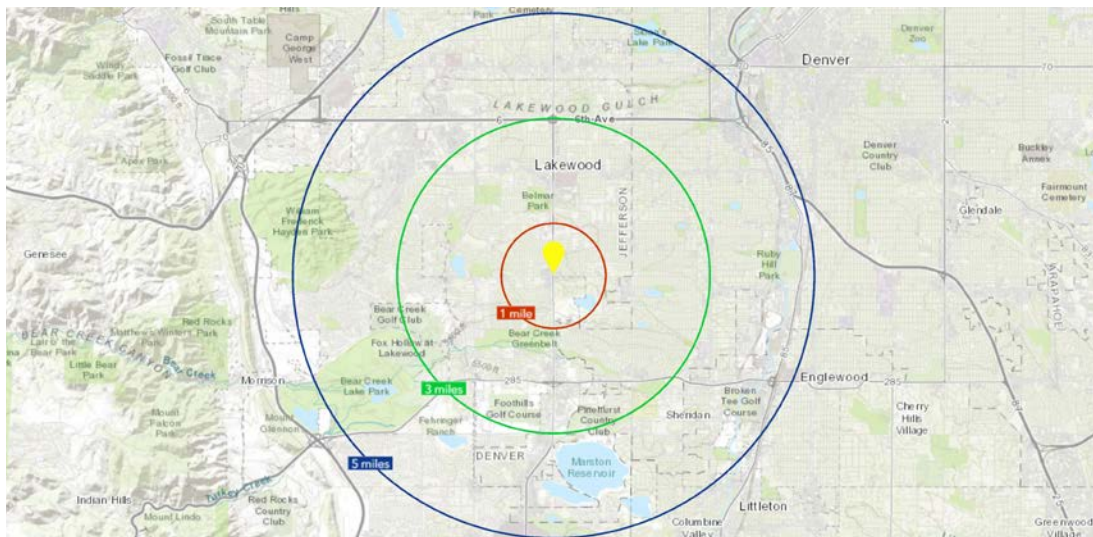
STREET VIEW



Property Highlights

- ✧ Located at the intersection of Jewell Avenue & Wadsworth Boulevard with great visibility
- ✧ 2,500 SF building on a .49 AC lot
- ✧ M-G-U Zoning in Lakewood
- ✧ Strong local tenant mix at a heavily trafficked intersection

DEMOGRAPHICS



MAP COURTESY OF ESRI

TRAFFIC COUNTS

Location	Cars/Day
Wadsworth Blvd north of Jewell Ave	43,329
Wadsworth Blvd south of Jewell Ave	42,000 ¹
Jewell Ave west of Wadsworth Blvd	17,703
Jewell Ave west of Sheridan Blvd	11,869

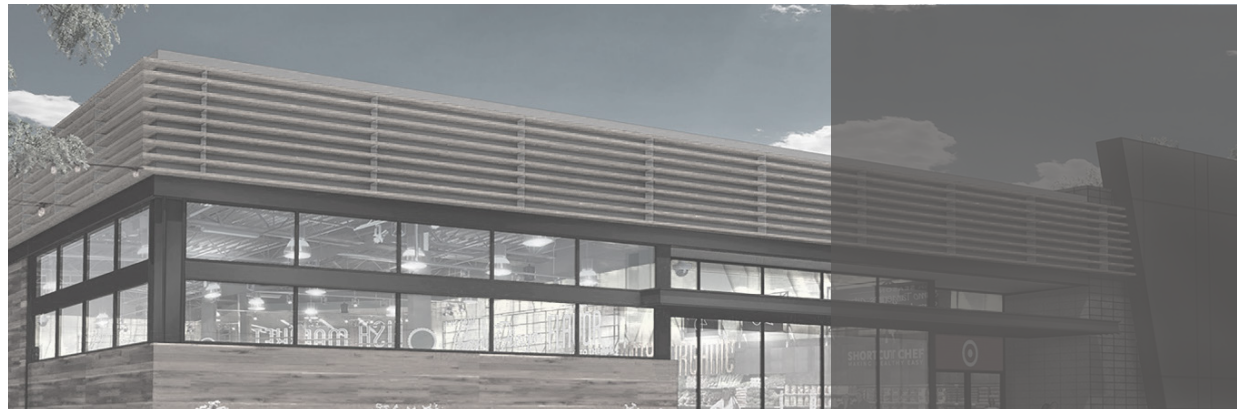
SOURCE: ESRI 2021, '2020

DEMOGRAPHICS | COMPARISON SUMMARY

Categories	1 Mile	3 Miles	5 Miles
ESTIMATED POPULATION	15,452	140,225	343,114
PROJ. POPULATION IN 2028	15,911	138,225	345,725
AVG. HOUSEHOLD INCOME	\$124,802	\$102,413	\$103,554
DAYTIME POPULATION (EMPLOYEES)	3,714	35,252	145,788

SOURCE: ESRI 2023

CONTACT



About SullivanHayes

SullivanHayes Brokerage is Colorado's premier, full-service retail brokerage company assisting tenants, landlords, and developers. We have enjoyed a rich history serving the commercial real estate industry since 1978.

SullivanHayes is proud to have helped some of the most sophisticated national retailers and landlords expand throughout Colorado, as well as passionate local concepts and developers that make our community vibrant and dynamic.

VISIT: www.sullivanhayes.com

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