



For Lease

180 S. Union Blvd
Lakewood, CO 80228

* Retail space available at
Union Walk Retail Center!

Property Specifications

SPACE AVAILABLE

Unit 107 - 1,631 SF

RATE

Contact Broker

NNN

Contact Broker

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About the Property

- 1,631 SF retail opportunity in an established neighborhood shopping center
- Adjacent to St. Anthony Hospital (237 beds) and minutes from the Denver Federal Center, home to 28 federal agencies.
- Across from Beacon 85, a 343-unit apartment community, providing a built-in customer base.
- Surrounded by national retailers, restaurants, hotels, and service businesses.

Demographics

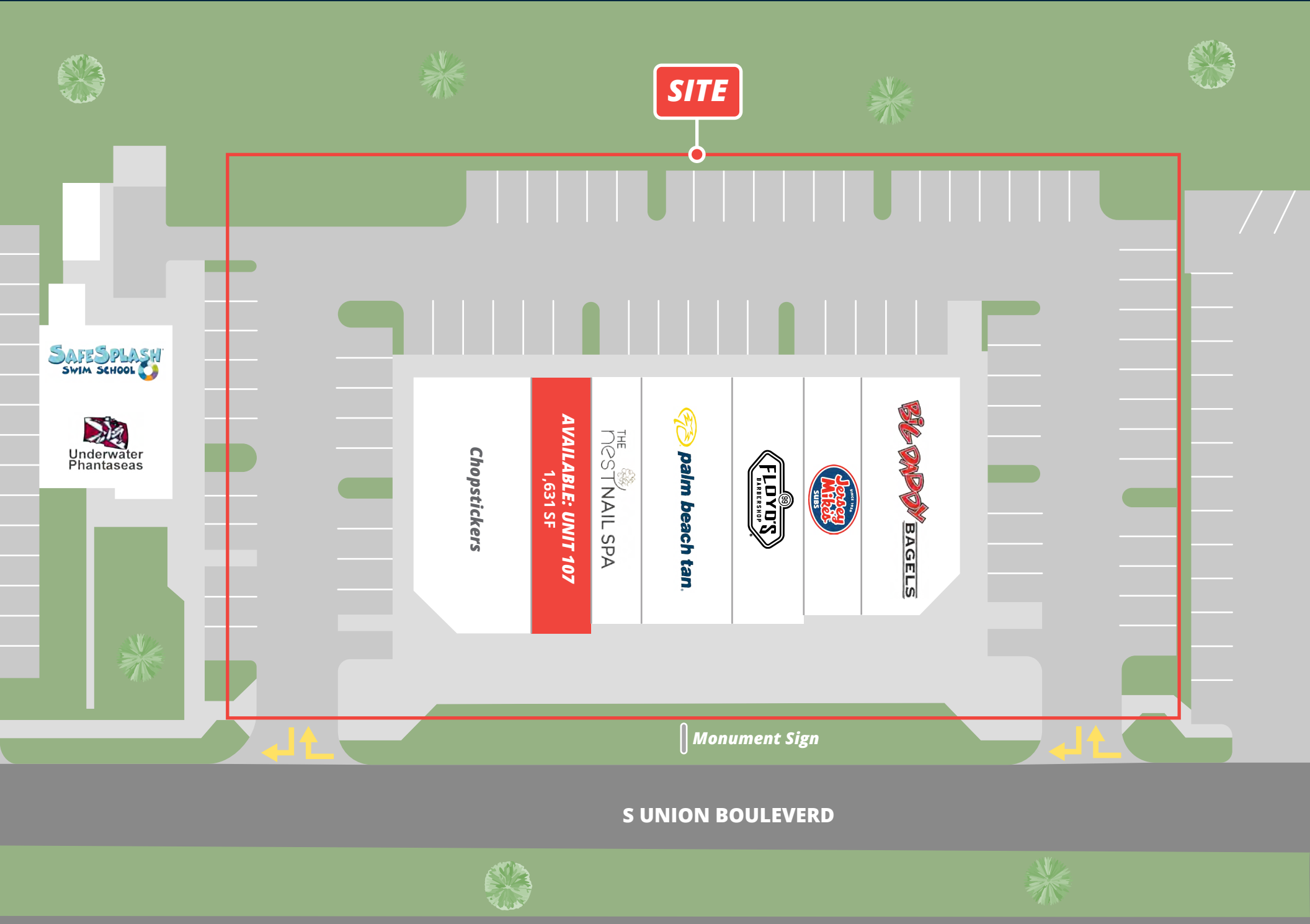
	1 mile	3 miles	5 miles
Population	15,420	93,707	249,768
Daytime Population	22,553	110,330	245,248
Avg. Household Income	\$104,731	\$138,955	\$134,191
Estimated Households	7,635	40,054	104,077

Year: 2026 | Source: esri

Traffic Counts

Union Boulevard	28,685 VPD
W Alameda Parkway	30,046 VPD

Year: 2022 | Source: drcog



SafeSplash
SWIM SCHOOL



Underwater
Phantaseas

SITE

Chopstickers

AVAILABLE: UNIT 107
1,631 SF

THE
NEST NAIL SPA

palm beach tan.



BIG DADDY
BAGELS

Monument Sign

S UNION BOULEVARD



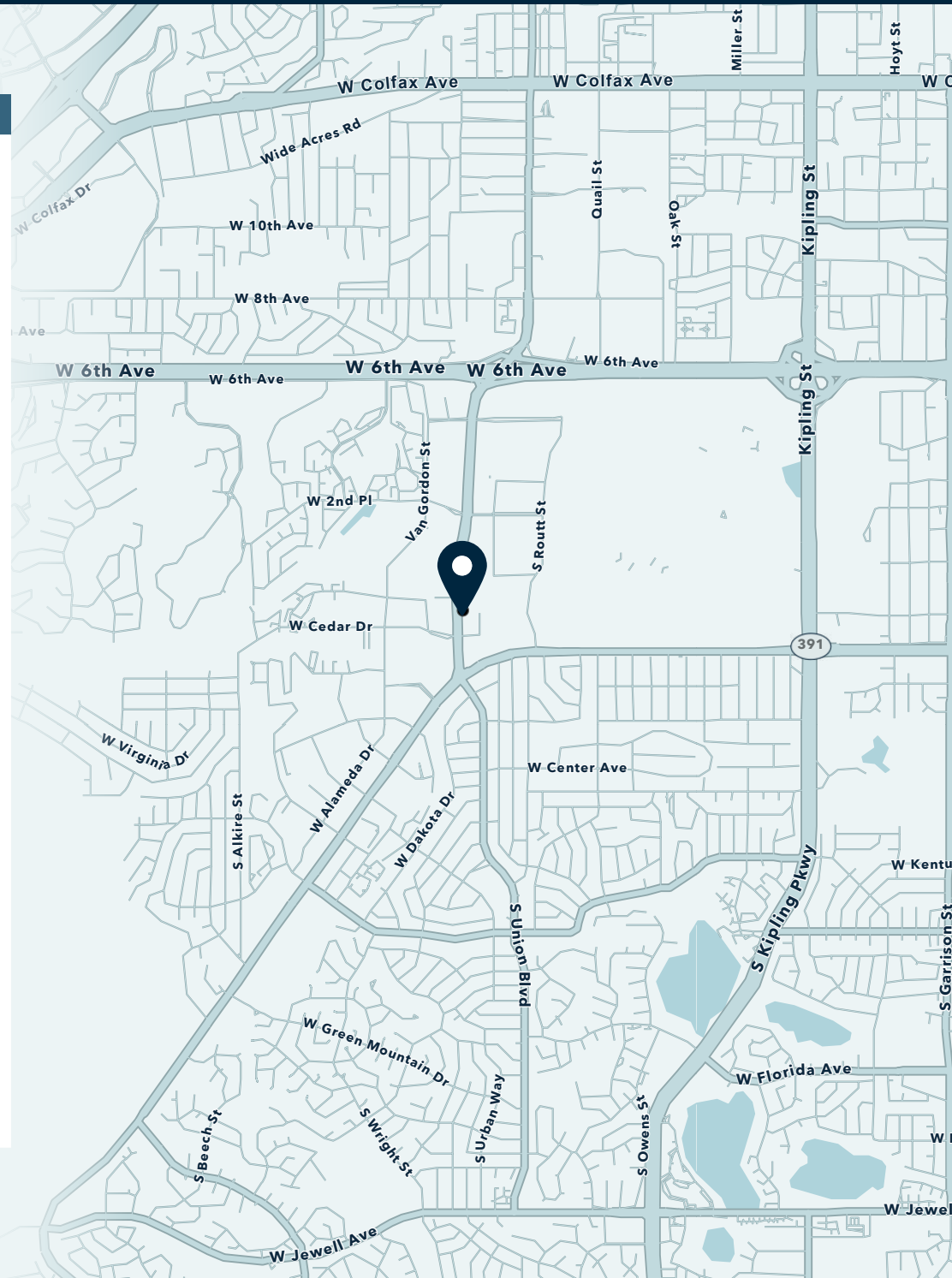


Area Snapshot

Population	1 MILE	3 MILES	5 MILES
2026 Estimated Population	15,420	93,707	249,768
2031 Projected Population	15,929	95,420	255,842
Proj. Annual Growth 2026 to 2031	0.65%	0.36%	0.48%
Daytime Population			
2026 Daytime Population	22,553	110,330	245,248
Workers	16,598	68,079	132,890
Residents	5,955	42,251	112,358
Income			
2026 Est. Average Household Income	\$104,731	\$138,955	\$134,191
2026 Est. Median Household Income	\$84,560	\$102,503	\$96,677
Households & Growth			
2026 Estimated Households	7,635	40,054	104,077
2031 Estimated Households	7,872	40,768	106,402
Proj. Annual Growth 2026 to 2031	0.61%	0.35%	0.44%
Race & Ethnicity			
2026 Est. White	75%	76%	69%
2026 Est. Black or African American	3%	2%	2%
2026 Est. Asian or Pacific Islander	4%	4%	4%
2026 Est. American Indian or Native Alaskan	1%	1%	2%
2026 Est. Other Races	18%	17%	24%
2026 Est. Hispanic (Any Race)	18%	17%	27%

Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS REAL ESTATE PARTNERS

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