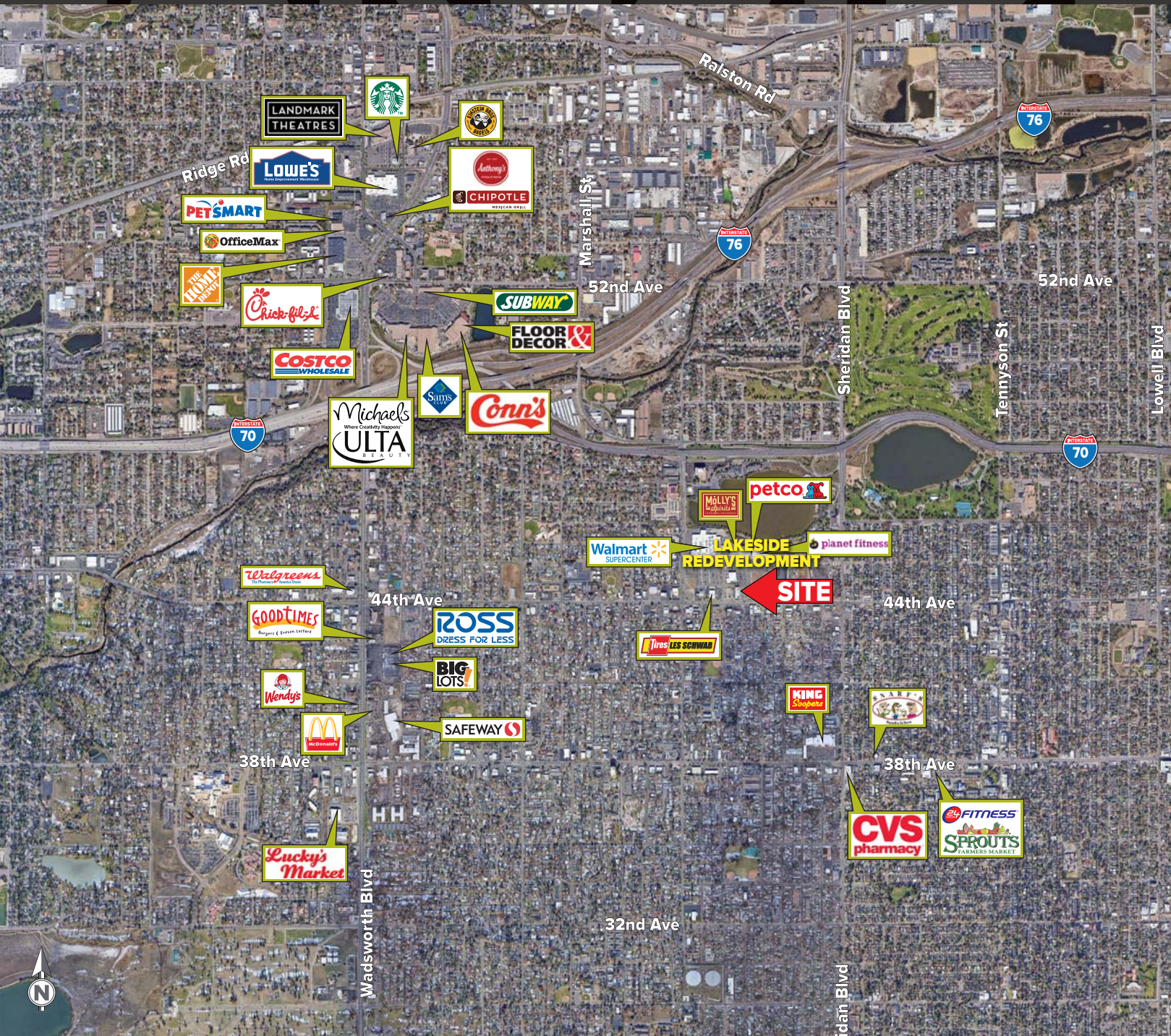


LOCATION



LAKESIDE CENTER

44th Avenue & Harlan Street • Lakeside, Colorado 80212

AVAILABLE FOR LEASE



HIGHLIGHTS

JOIN WALMART SUPERCENTER IN DENSE URBAN TRADE AREA

JUNIOR ANCHOR VISIBILITY FROM INTERSTATE 70

INTERSTATE 70 PYLON SIGNAGE AVAILABLE FOR JUNIOR ANCHORS

SERVICES GROWING NEIGHBORHOODS OF THE HIGHLANDS, BERKLEY, SUNNYSIDE AND SLOANS LAKE IN ADDITION TO ARVADA, LAKEWOOD AND WHEAT RIDGE

JUNIOR ANCHORS, PAD SITES AND SMALL SHOP SPACE IMMEDIATELY AVAILABLE

Blake Skinner
720.529.2989
bskinner@legendllp.com

LEGEND
PARTNERS

2000 S. Colorado Blvd. | Colorado Center
Annex 320 | Denver, CO 80222
720.529.2999 | www.legendLLP.com



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 EST. POPULATION	13,628	154,706	405,895
2026 PROJECTED POPULATION	14,113	163,645	433,839
2021 EST. DAYTIME POPULATION	11,849	130,326	340,818
2021 EST. AVG HH INCOME	\$90,001	\$98,846	\$94,321
2021 EST. HOUSEHOLDS	6,760	68,525	175,440
2021 EST. BUSINESSES	1,012	8,313	27,971

TRAFFIC

HARLAN STREET
13,659 VEHICLES PER DAY

44TH AVENUE
19,000 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

📷 STORE FRONTAGE

LAKE SIDE CENTER

