



# FOR LEASE

550 S Wadsworth Blvd | Lakewood, CO 80226

# 550 S Wadsworth Blvd



## Property Features

Available

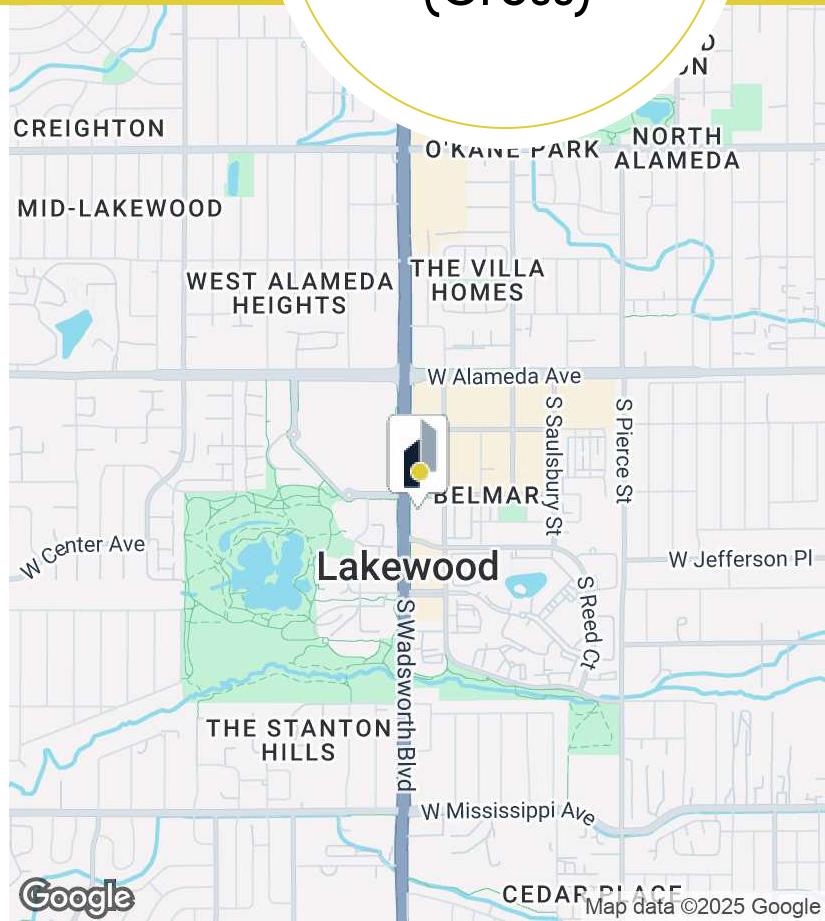
## Property Highlights

- Prime location at 550 S Wadsworth Blvd, Lakewood, CO
- Conveniently located at the gateway of Belmar
- Modern design and architecture
- Ample parking for tenants and customers
- Well-maintained and professionally managed property
- Landmark building with high visibility and easy accessibility
- Ideal for a variety of business uses
- Secure 24/7 access to building and camera system
- Large, remodeled community board room

### Tenant Name

First Bank  
Knudson & Associates  
Psychotherapy & Care  
Bayard Advertising  
Belmar Endodontics  
Habitat for Humanity  
Neurosight Vision Care  
JH Advisers

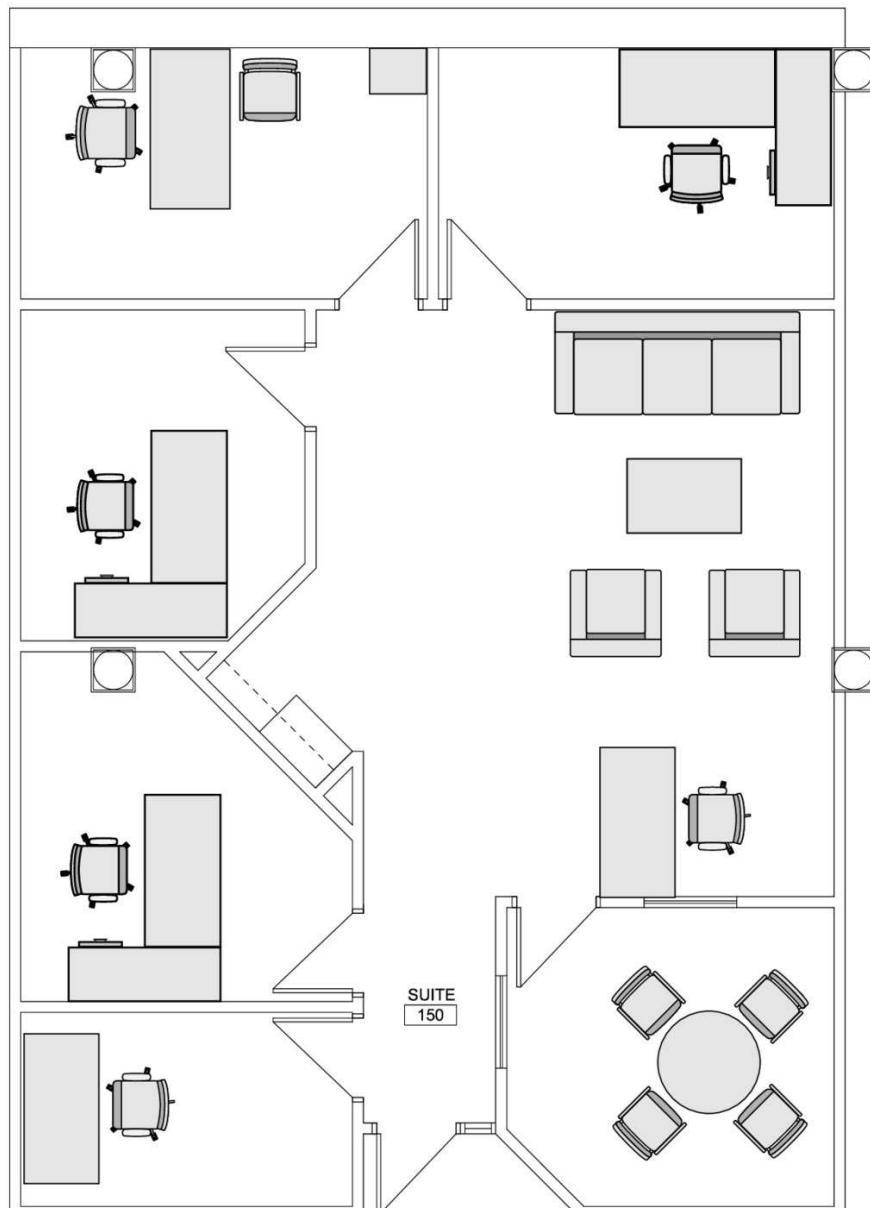
**For Lease:  
\$18.00 SF/yr  
(Gross)**



This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

# Floor Plans

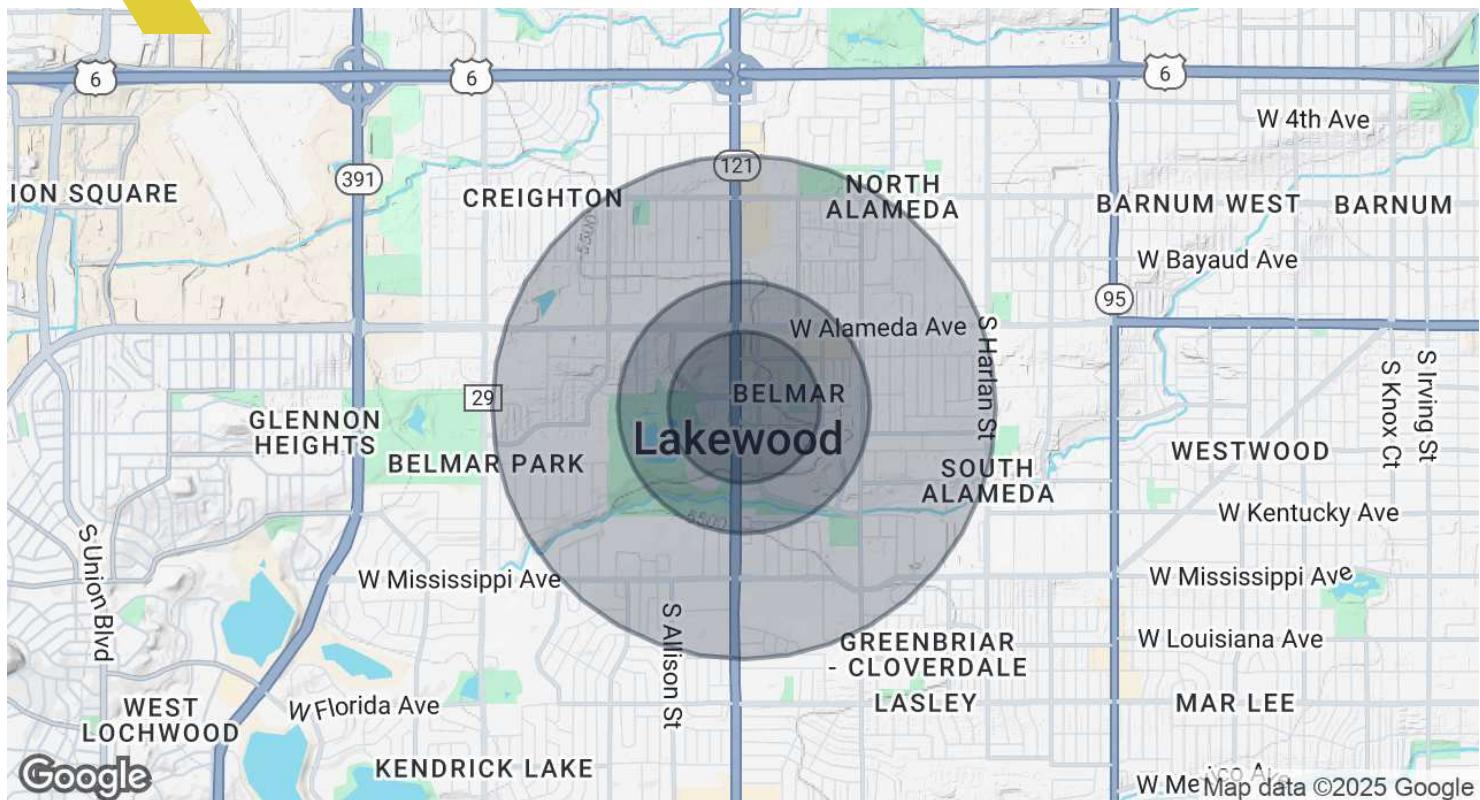
550 S Wadsworth Blvd



Suite 150 FLOOR PLAN 1

# Demographics Map & Report

550 S Wadsworth Blvd



## Population

|                      | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|--------|
| Total Population     | 2,215     | 6,543     | 17,646 |
| Average Age          | 37        | 38        | 40     |
| Average Age (Male)   | 37        | 37        | 39     |
| Average Age (Female) | 38        | 40        | 42     |

## Households & Income

|                     | 0.3 Miles | 0.5 Miles | 1 Mile    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,188     | 3,373     | 7,653     |
| # of Persons per HH | 1.9       | 1.9       | 2.3       |
| Average HH Income   | \$91,265  | \$90,872  | \$98,473  |
| Average House Value | \$434,513 | \$463,371 | \$546,298 |

Demographics data derived from AlphaMap

# Broker Contacts



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Broker

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