

SHERIDAN CENTER

95 S SHERIDAN BLVD. | LAKEWOOD, CO 80226



**10,000 SF RETAIL
FOR LEASE**

SHERIDAN BOULEVARD - 42,931 VPD

**JOIN A DIVERSE TENANT MIX
JUST 5 MILES TO DOWNTOWN DENVER!**



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

Availability

- Listing Type: For Lease
- Pricing: Contact Broker
- Available: 10,000 SF

Traffic Counts

- Sheridan Blvd.: 42,931 VPD

Source: 2024 MPSI Estimate



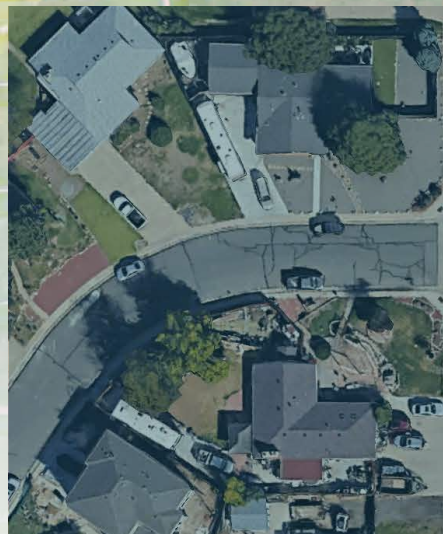
Highlights



- Located just 5 miles, or a 12-minute drive to Downtown Denver
- Densely populated (22k in a 1-mile radius) and established trade area
- Only vacancy in the shopping center
- Located directly along Sheridan Blvd. with 42,931 VPD
- Join co-tenants such as Santiagos, DK Dental, Boost Mobile and more

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

Site Plan

SHERIDAN CENTER



SUITE #	TENANT NAME
95A	
95B	SANTIAGO'S
95C	DKDental
95	10,000 SF - AVAILABLE
75	
75A	All Tax Multiservices
77	Articulos Religiosos San Cayetano
97	Top Queen Nails
99	West Alameda Liquors

Demographics

	1 Mile	3 Miles	5 Miles
Population	22,269	177,466	482,209
Average Household Income	\$69,165	\$82,315	\$98,281
Daytime Population	3,565	64,715	323,744

Source: CoStar

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

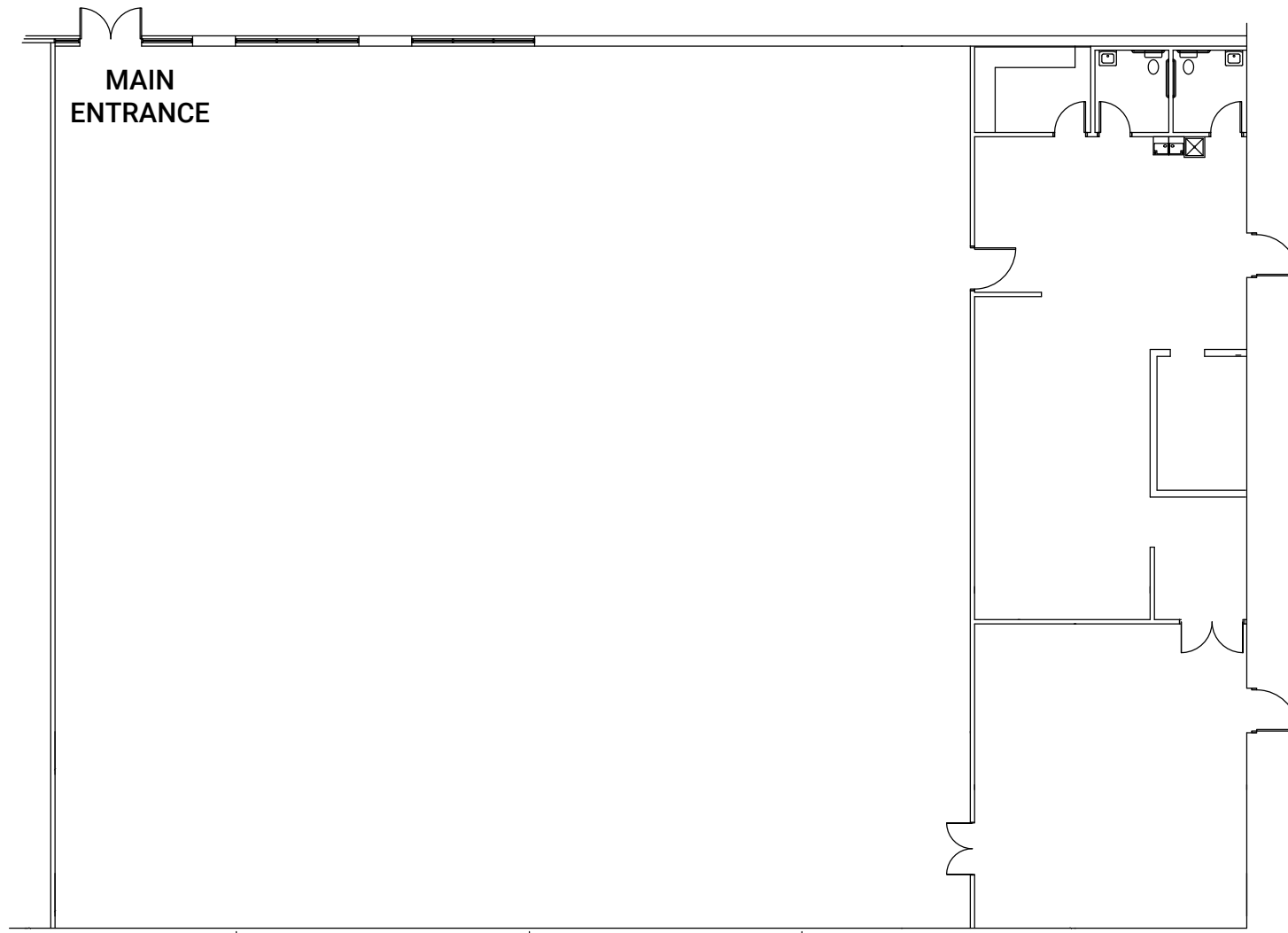
SHERIDAN CENTER

95 S SHERIDAN BLVD. | LAKEWOOD, CO 80226



10,000 SF RETAIL
FOR LEASE

Floor Plan





KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

Disclaimer: The Interested Party acknowledges that any documents or information ("Materials") received from the Property Owner are provided solely for reference and review. The Property Owner makes no representations, expressed or implied, regarding the accuracy or completeness of these Materials. The Interested Party assumes full responsibility for evaluating all provided documents, which may include maps, schematics, and other property-related data. This includes, but is not limited to: (i) the structural integrity, condition, and features of the Property, including roofing, foundation, utilities, and landscaping; (ii) soil composition, geological factors, and groundwater conditions; (iii) the availability and adequacy of utility services; (iv) zoning, land use regulations, and development feasibility; (v) legal restrictions affecting the Property; (vi) adherence to applicable laws, codes, and regulations; (vii) potential environmental hazards on or near the premises; (viii) the quality of workmanship and materials in any existing structures; and (ix) the status of the Property's title. The Property Owner is not responsible for any conclusions drawn by the Interested Party based on these Materials. It is the sole duty of the Interested Party to conduct independent due diligence before finalizing any transaction. All documents are provided without warranty, and the Interested Party waives any claims against the Listing Agent and Property Owner regarding the accuracy or reliability of the information furnished.