

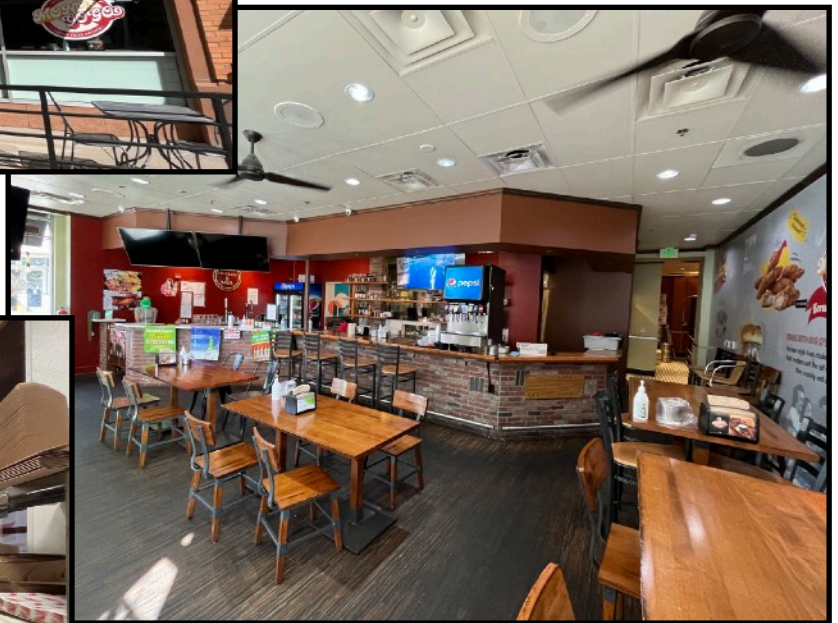
Belmar Second Generation Restaurant

1,981 SF (~~\$100k~~ ~~\$199K~~)

450 S. Teller St., Lakewood, CO 80226



Restaurant Sublease at
450 S. Teller St.,
Lakewood, CO
Second Generation
Restaurant with
Grease Trap & Hood

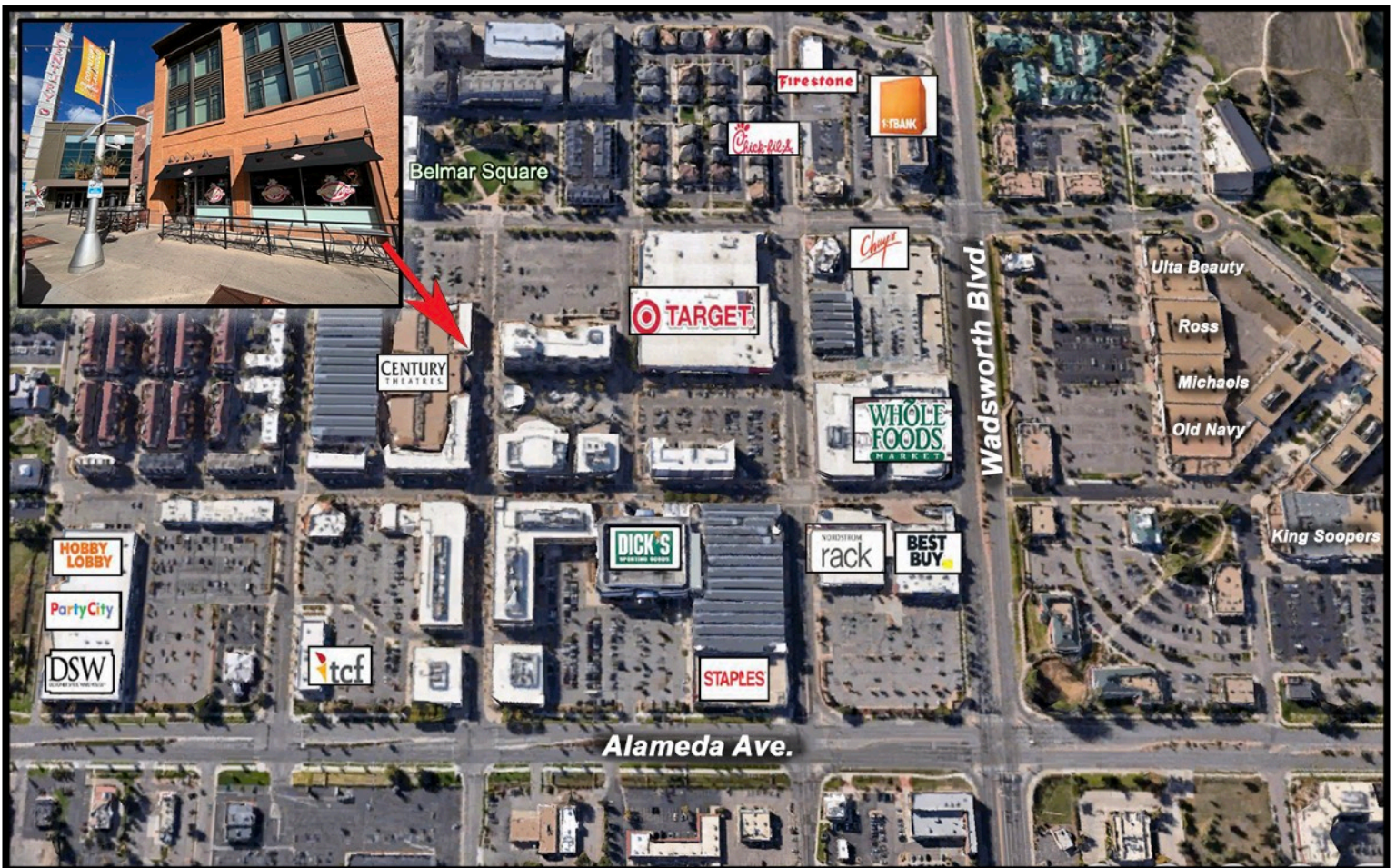


CONFIDENTIAL!

*Please do not discuss with
employees and contact Broker
for information and showings.*

Belmar Restaurant Space!

450 S. Teller St., Lakewood, CO 80226



Join many national and local retailers including Nordstrom Rack, Target, Whole Foods Market, Best Buy, Dicks Sporting Goods, DSW, SEPHORA, Bath & Body Works, GUESS, Foot Locker, White House I Black Market, Chico's, Apricot Lane, LOFT, and Century Theaters and others.

Demographics:	1 Mile	3 Mile	5 Mile
2018 Population:	18,231	146,851	239,021
2018 Average HH Income:	\$85k	\$79k	\$98k

The information contained herein was obtained from sources believed to be reliable but is not guaranteed. Stratus Brokers, LLC makes no warranty and assumes no liability for the accuracy or use of this information. Pursuant to the Colorado Real Estate Commission Rules and Regulations, the following disclosure is made. NOTE: DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, SUBAGENCY, TENANT AGENCY OR TRANSACTION BROKER. Pertinent to this proposal, Jeff Germain of STRATUS BROKERS, LLC, is acting in the capacity of LANDLORD Agency, and as such, owes our fiduciary allegiance to the LANDLORD only in this transaction as defined in Colorado Real Estate Commission form No. DD25-1-94 Definitions of Real Estate Brokerage relationships.