

SUBLEASE OPPORTUNITY

LAKWOOD, CO

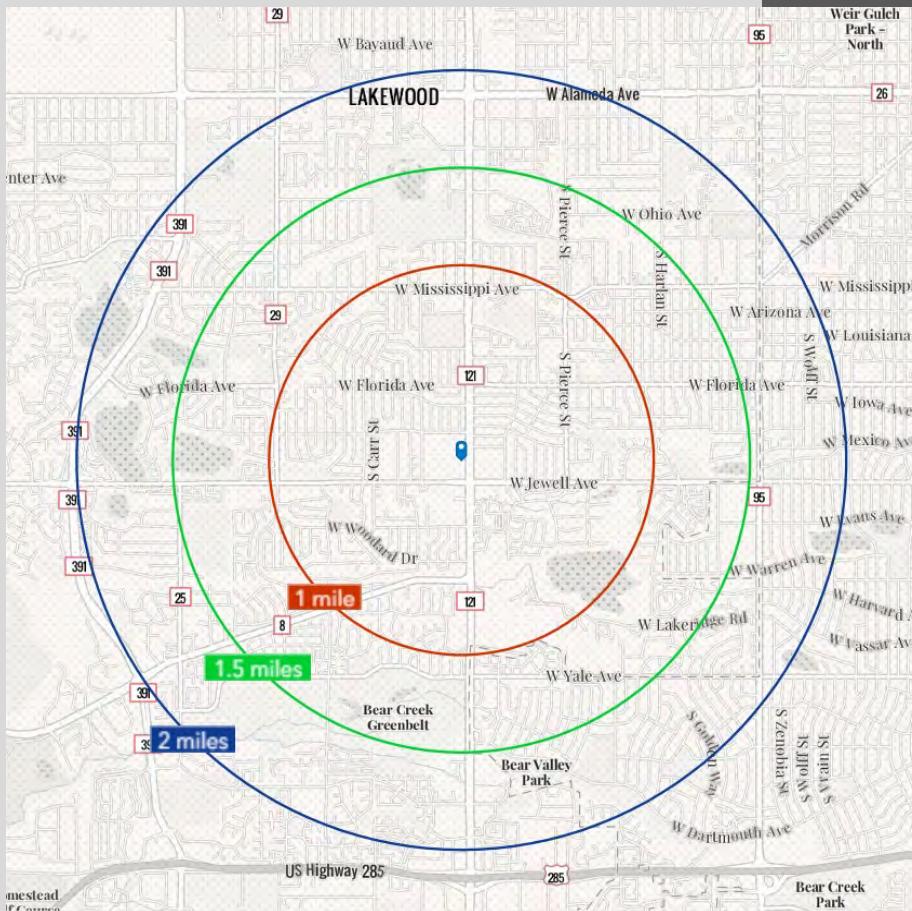
Former *Walgreens* #17538

**RetailNet**  
REAL ESTATE

±13,659 SF + DT | Oct '36 | \$125K/yr, MG

7665 W JEWELL AVE





‘24 Estimates	1 Mile	1.5 Mile	2 Miles
Population	15,738	35,088	61,448
Households	6,273	14,165	25,194
Avg. HH Inc.	\$146,416	\$130,484	\$122,405
<b>S Wadsworth Blvd - Daily Traffic Estimate</b>			<b>49,421 VPD</b>
<b>W Jewell Ave - Daily Traffic Estimate</b>			<b>19,000 VPD</b>

## Property Overview

- ◆ **Rent**\*. \$125,000/yr (~\$9 psf), Modified Gross \**(inclusive of RET; R&M, insurance, utilities separate)*
- ◆ **Master Lease Expiration**. 10/31/36
- ◆ **Delivery**. 'As-Is', Vacant
- ◆ **Building**. ±13,659 SF + DT
- ◆ **Signage**. Shared pylon + building
- ◆ **Upgrades**. 2 HVAC replacements in '23, Reroof in '20
- ◆ **Parcel ID**. 49-233-17-022
- ◆ **Access**. FI/FO on Wadsworth & W Jewell via traffic signals
- ◆ **Zoning**. M-G-U, Lakewood - Map & Permitted Uses
- ◆ **Prohibited Uses**. Pharmacy, dispensary, restaurant, cocktail lounge, non-retail operation, banquet facility, church, sports facility, auto service, pool hall, or educational facility.

## Location Overview

- ❖ **Prime Corner Location.** Highly visible site at the NWQ of W Jewell & S Wadsworth — one of Lakewood's busiest intersections.
- ❖ **Strong Surrounding Demographics.** Positioned within a dense residential area with nearby shopping centers, schools, and parks, driving consistent local traffic.
- ❖ **Excellent Accessibility.** Easy access from major thoroughfares and public transportation, enhancing customer and employee convenience.

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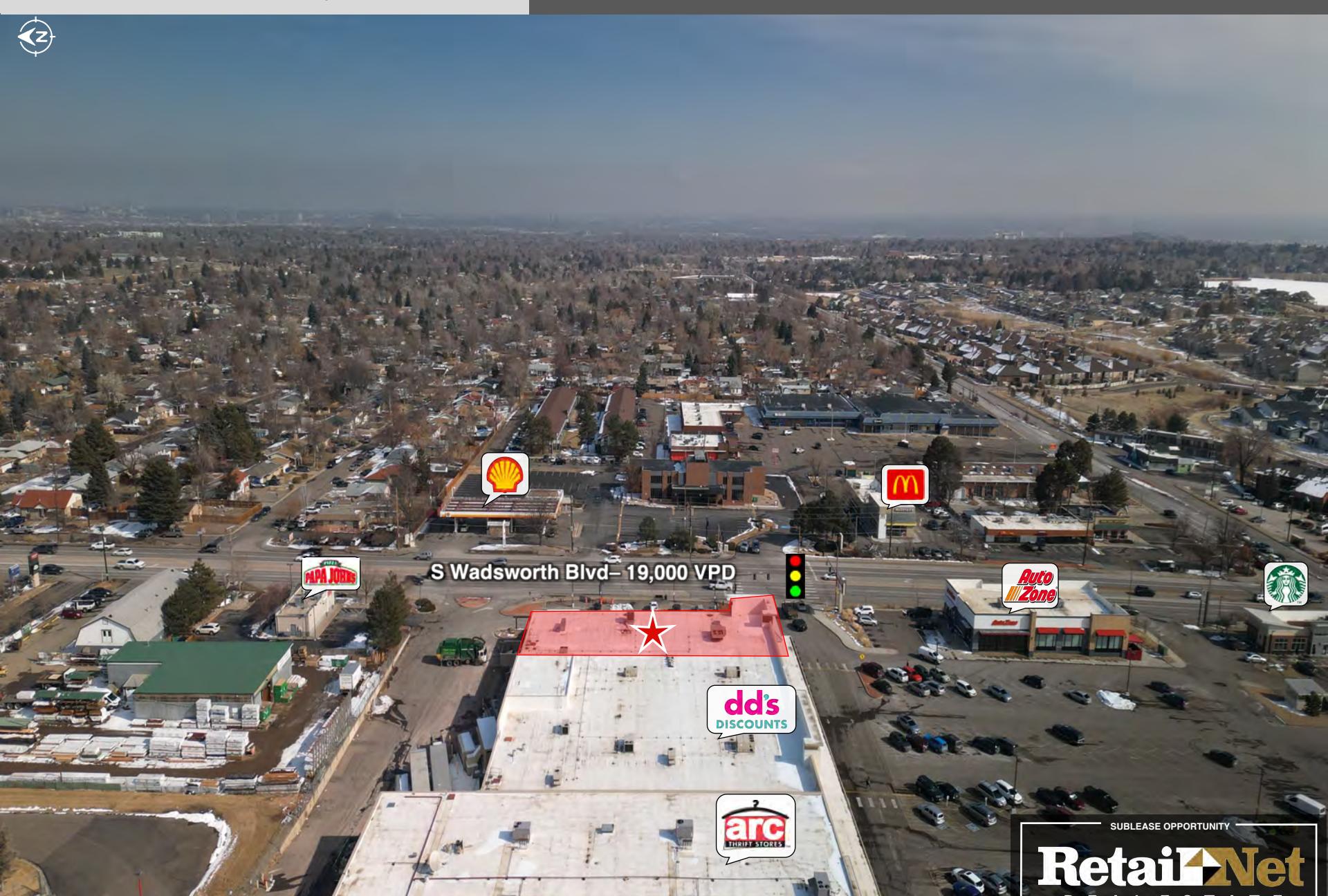
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# TERMS

SUGGESTED RENT

\$125,000/yr (~\$9 psf)

*(inclusive of RET; R&M, insurance, utilities separate)*

TERM

10/31/36

*(co-terminus with master lease)*

DELIVERY

"As-Is", Vacant

OFFERS EVALUATED AS RECEIVED

***\*Price + terms, along with all offers, are subject to approval of  
Walgreen Co.'s Real Estate Committee***

# CONTACT

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