

105 | **S WADSWORTH BLVD**
LAKEWOOD, CO 80226

SALE PRICE & LEASE RATE
\$700,000 • \$14/SF NNN



FORMER VET CLINIC AVAILABLE
RETAIL/ VET OFFICE



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PROPERTY HIGHLIGHTS

Sale Price	\$700,000
Lease Rate	\$14 SF/yr (NNN)
Estimated NNN's	\$6.15/SF
Building Size	3,516 SF
Lot Size	14,949 SF
Parking	10 Spaces
Zoning	M-G-U

PROPERTY DESCRIPTION

Unique Properties is proud to present the rare opportunity for medical office or retail space in a standalone building for sale or lease near the coveted Belmar shopping district. Located at the corner of Bayaud and Wadsworth, this location sees an abundance of both vehicle and foot traffic. With proximity to national retailers across the street, any small business owner will find themselves surrounded by other successful national brands. Any national tenants will find this location an excellent opportunity establish another location in an area with immense growth.

Currently built out as a vet clinic, this space could easily be converted back to retail or any other use a tenant may need. Ownership is willing to look at a variety of uses that would fit well in the area and the continued development of Wadsworth.

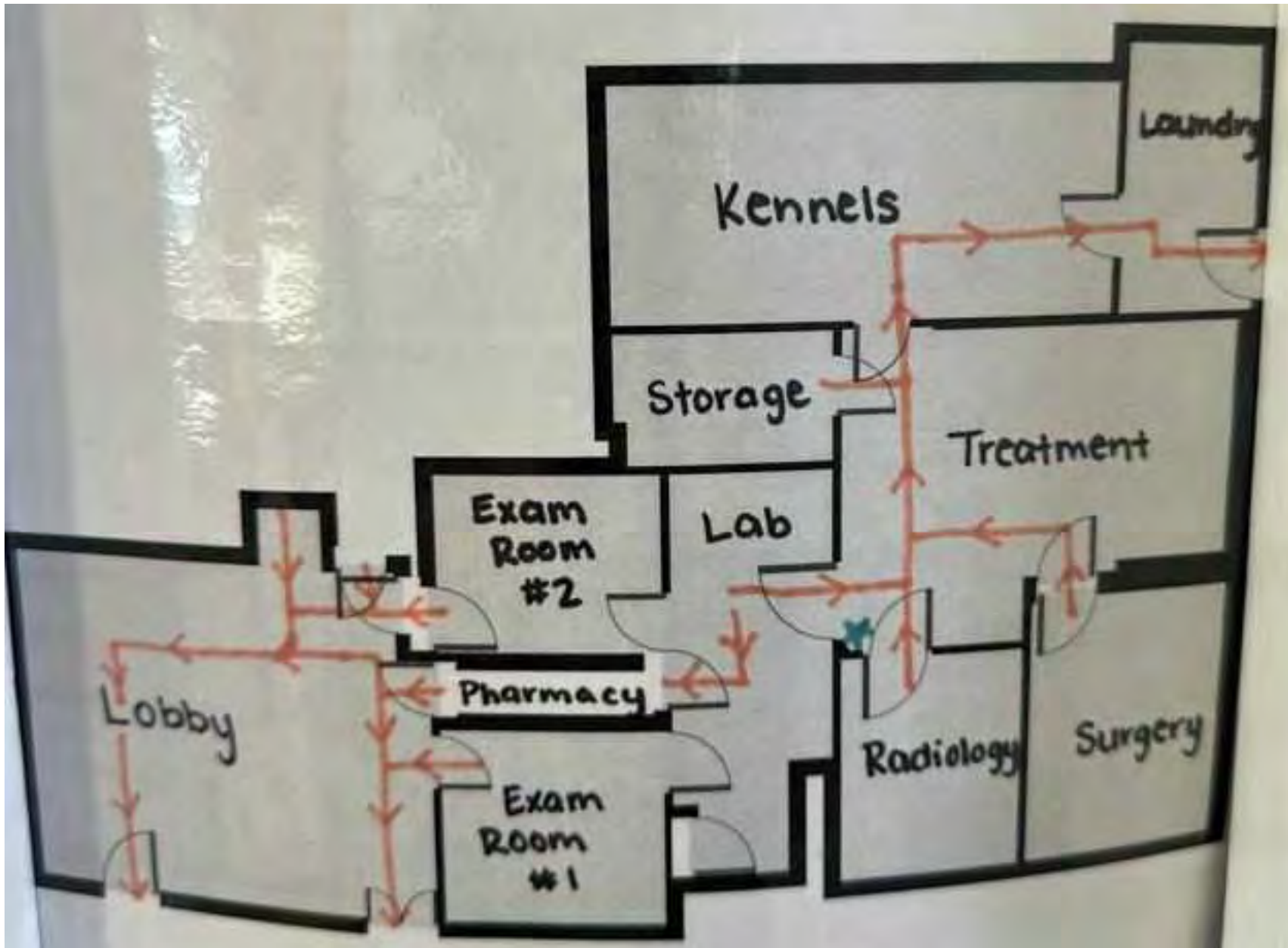
- Currently built out vet clinic
- Large lot on a busy corner
- Traffic count of 61,252 in 2022
- Single tenant building with signage on Wadsworth
- Accessible corner lot
- New Parking lot



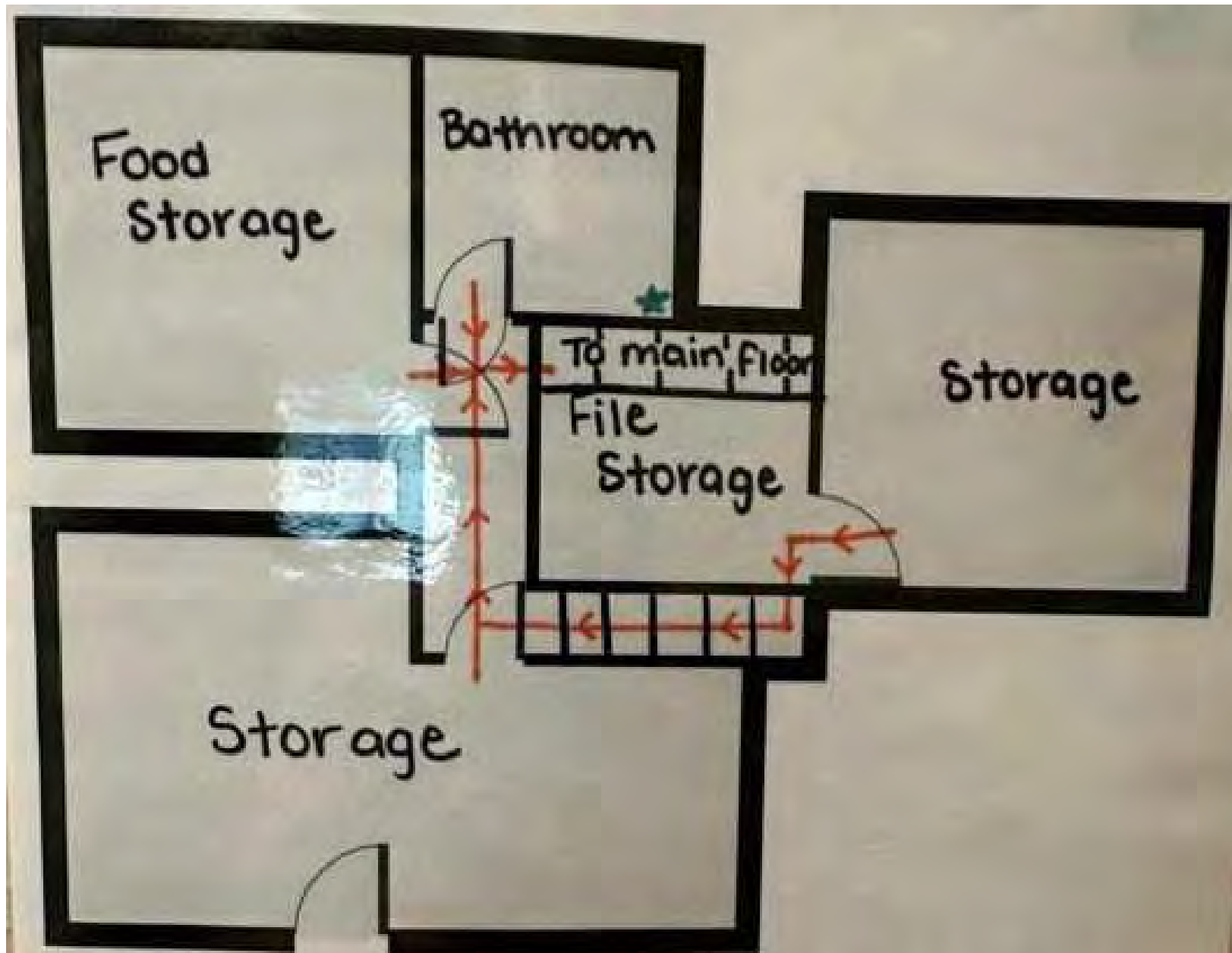
ADDITIONAL PHOTOS



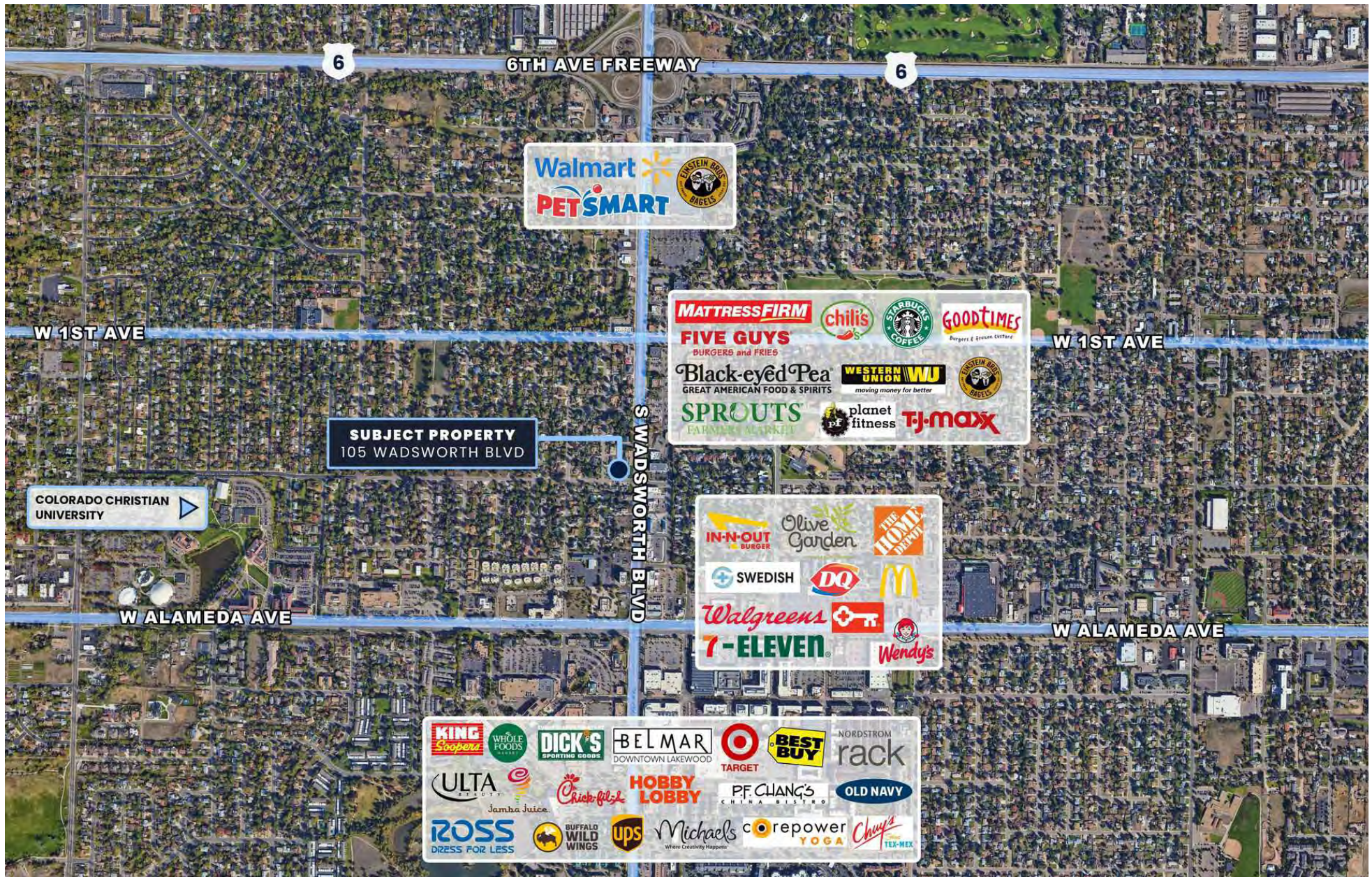
FLOOR PLAN MAIN FLOOR



FLOOR PLAN BASEMENT



RETAIL MAP

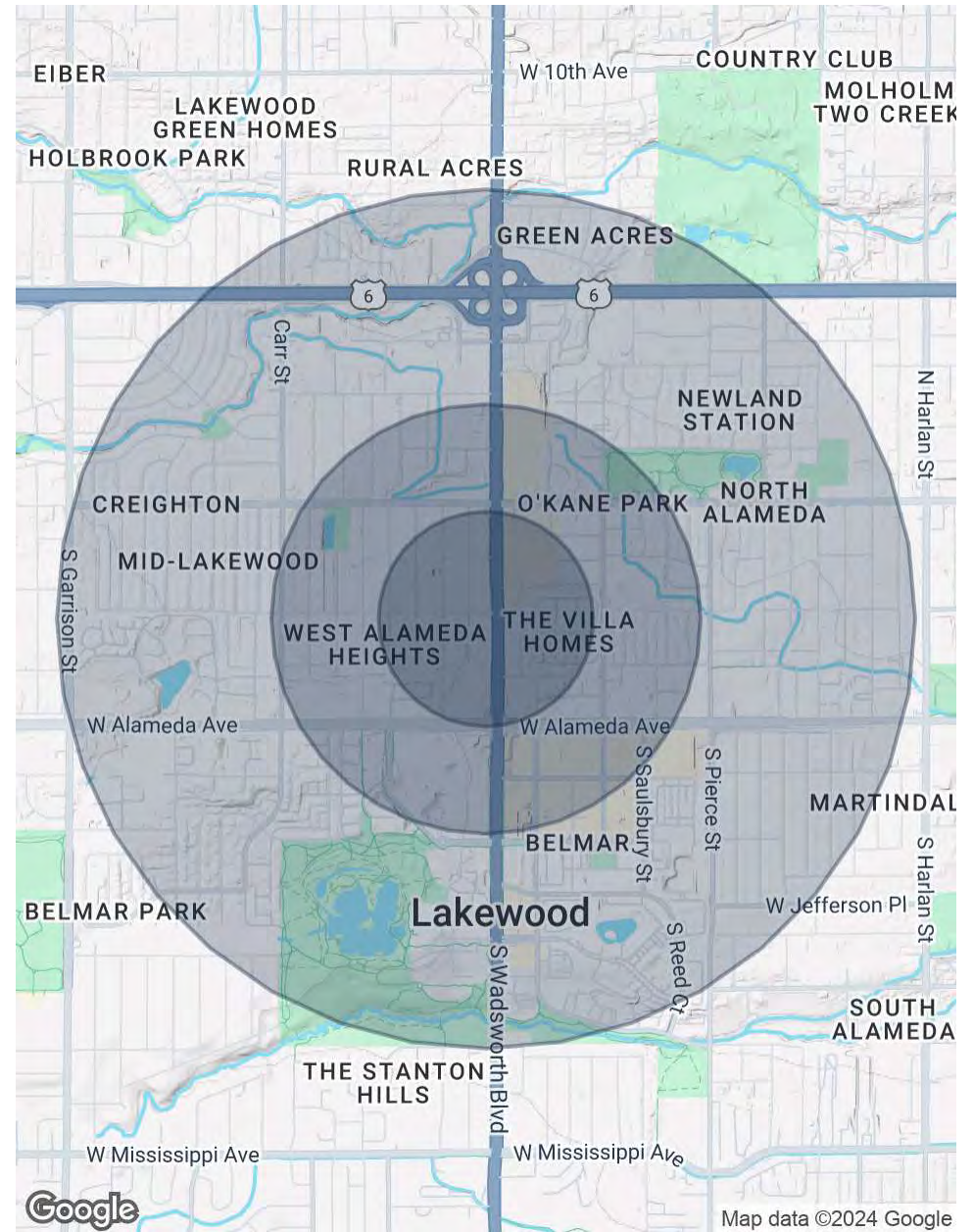


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	770	3,472	16,864
Average Age	45.0	41.5	37.4
Average Age (Male)	42.2	39.5	36.6
Average Age (Female)	47.9	45.0	39.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	363	1,669	7,809
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$74,565	\$78,879	\$78,066
Average House Value	\$403,161	\$411,571	\$371,896

2020 American Community Survey (ACS)





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