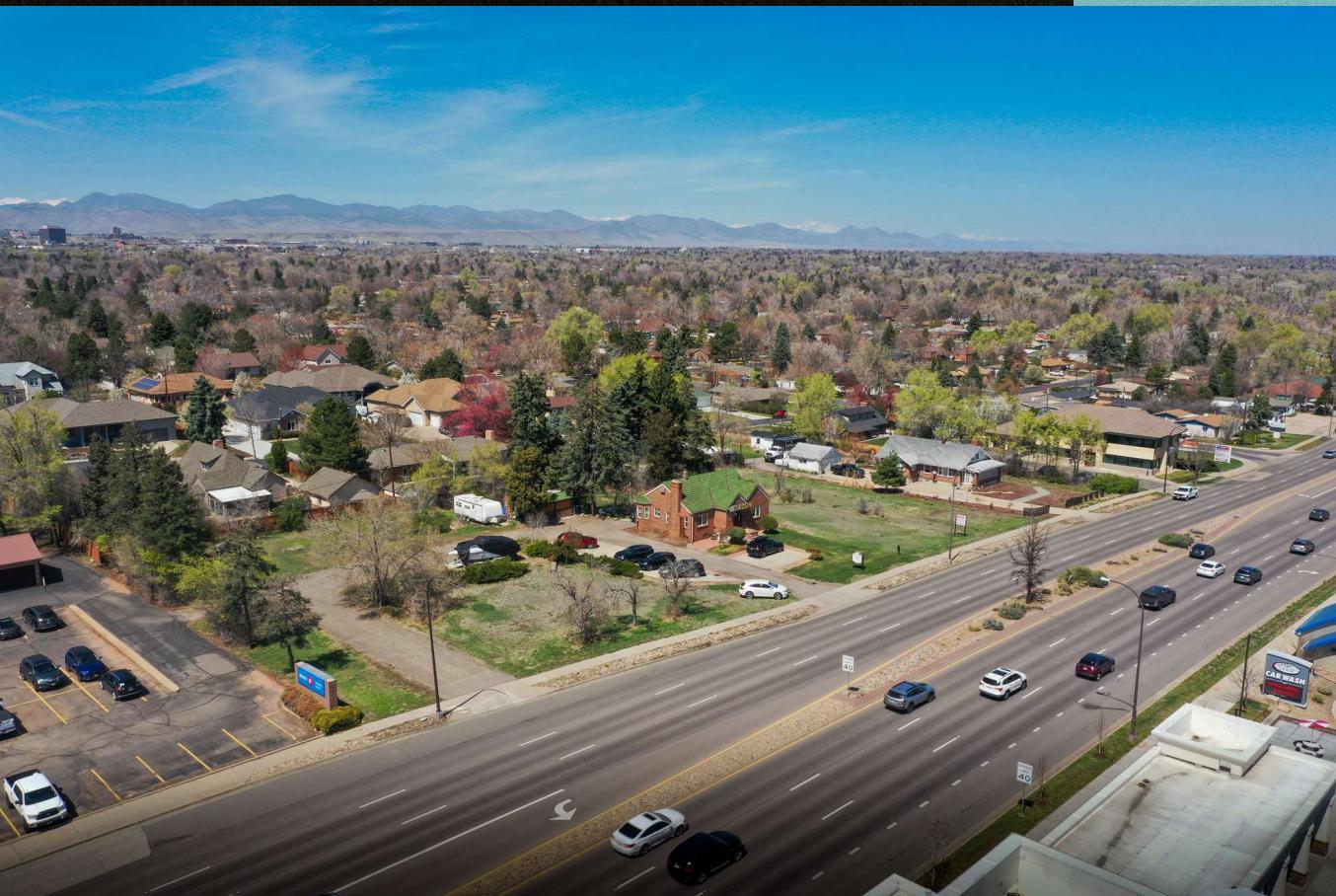


185 S Wadsworth Blvd

Lakewood, CO 80226



FOR LEASE

Tanner Clayton
720.404.3140
t.clayton@bellstreet.com


BellStreet

For Lease

185 S Wadsworth Blvd Lakewood, CO 80226



Property Description

Introducing a prime ground lease opportunity at 185 S Wadsworth Blvd in Lakewood, CO. This high-traffic area is across from recent development featuring multinational retail tenants, offering increased visibility and foot traffic. The property presents a unique opportunity for custom development, strategically positioned to capitalize on the area's growing commercial activity. Tailor the land to your specific business needs and benefit from the established presence of renowned retailers. Join this thriving commercial hub and bring your innovative vision to life at this exceptional ground lease location in Lakewood.

Property Highlights

- Unobstructed views from Wadsworth Blvd and Alameda Ave, which sees 94,000 Vehicles Per Day at this intersection
- Prime development opportunity in a great area with
- New development completed recently across the street with multiple national tenants
- Zoned MGU, which allows for a wide variety of uses
- Versatile layout for various businesses

Offering Summary

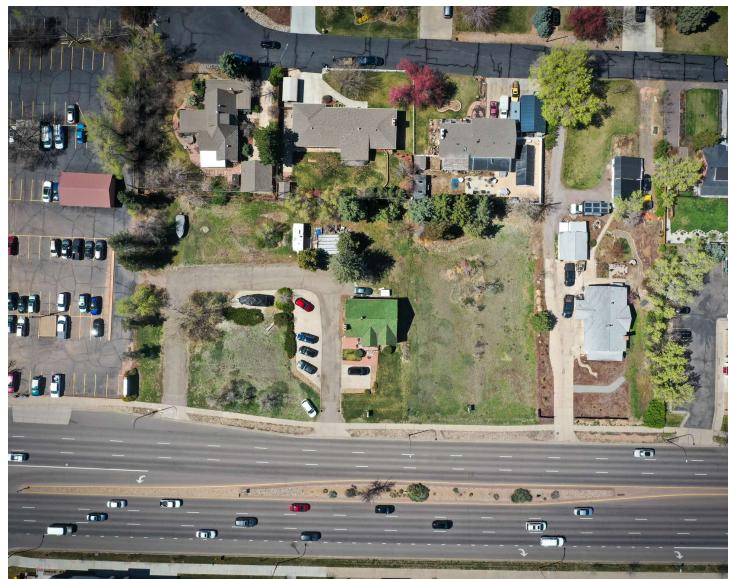
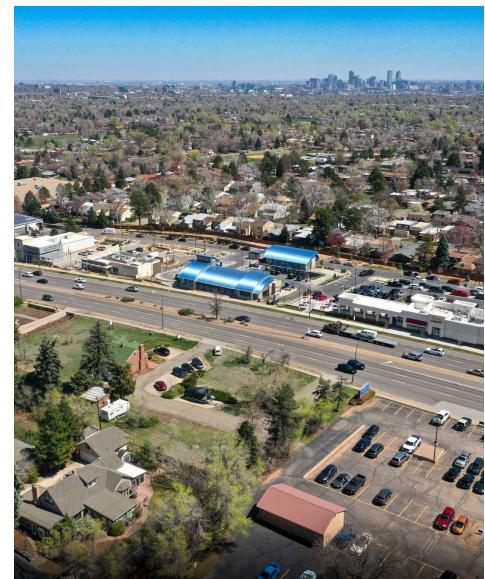
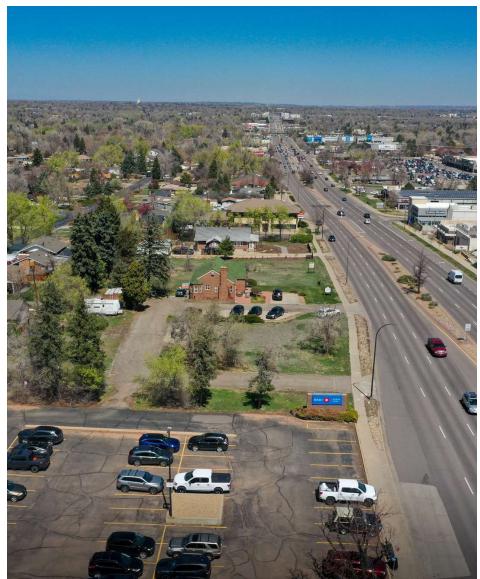
Lease Rate:	\$180,000.00 per year (NNN)
Number of Units:	2
Available SF:	1.42 Acres
Lot Size:	61,632 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	461	1,241	7,365
Total Population	1,089	2,849	17,228
Average HH Income	\$97,274	\$95,915	\$102,031

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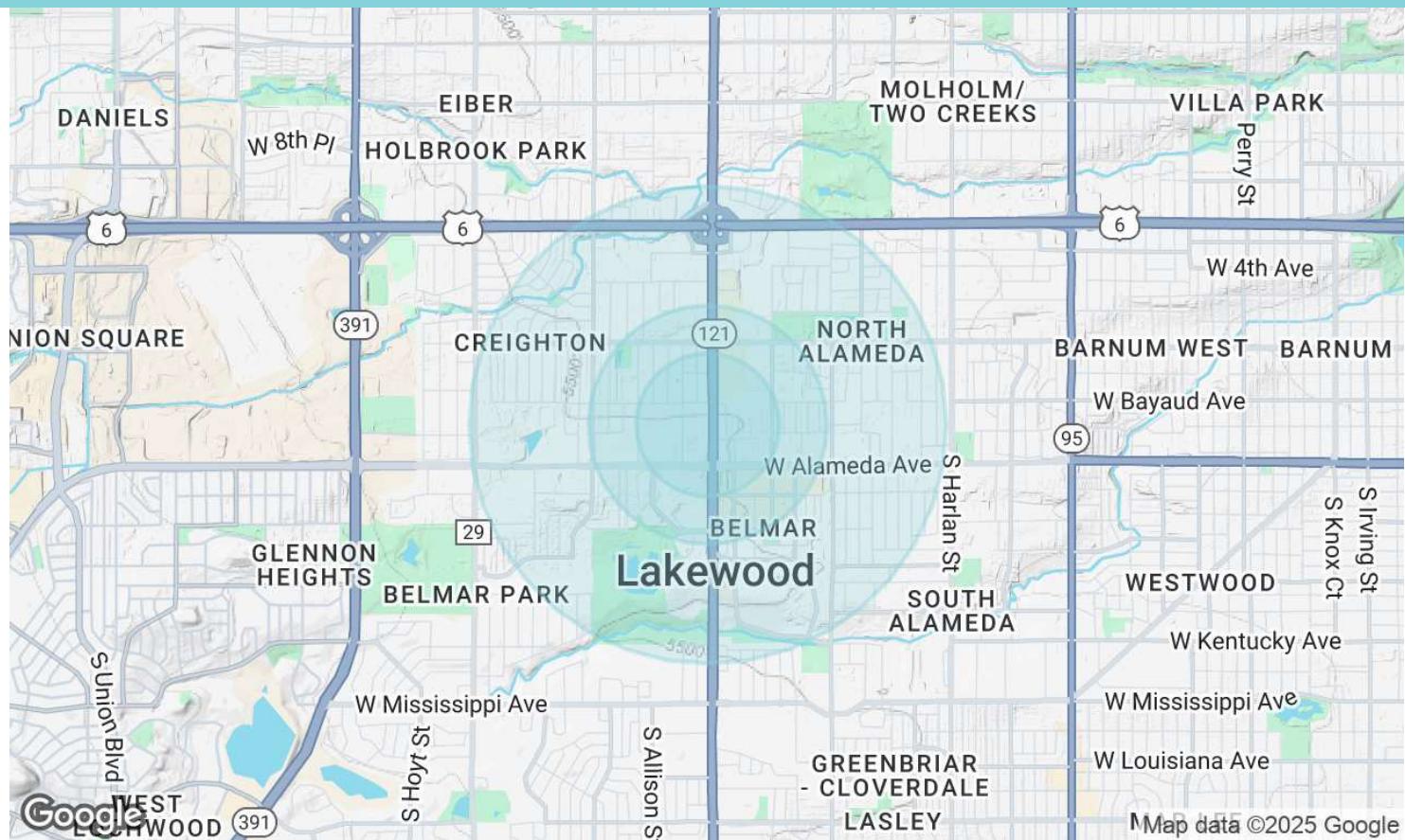
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Maxar Technologies

For Lease

185 S Wadsworth Blvd Lakewood, CO 80226



Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,089	2,849	17,228
Average Age	44	44	40
Average Age (Male)	42	41	38
Average Age (Female)	47	46	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	461	1,241	7,365
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$97,274	\$95,915	\$102,031
Average House Value	\$647,874	\$632,174	\$577,794

Demographics data derived from AlphaMap