

5690

W Alameda Ave
Lakewood, CO 80226

RETAIL FOR LEASE
6,800 SF STOREFRONT

GREAT EXPOSURE ON W ALAMEDA – MONUMENT SIGN AND AMPLE PARKING



GREG KNOTT

Executive Vice President

O: 303.512.1156

C: 303.521.3648

gknott@uniqueprop.com

EARL DUFFY

Broker Associate

O: 303.512.2732

C: 303.968.4929

eduffy@uniqueprop.com



FULL-SERVICE COMMERCIAL REAL ESTATE SOLUTIONS

303.321.5888 | UNIQUEPROP.COM

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12/SF NNN
NNN (Est.)	\$5.08/SF
Available SF:	6,800
Lot Size:	1.05 Acres
Year Built:	1964
Loading:	Double Man Door
Zoning:	M-G-U
City/County:	Lakewood/Jefferson

PROPERTY OVERVIEW

Fantastic retail space for lease near the corner of 2 major thoroughfares, W Alameda Ave and Sheridan Blvd. Formerly an Advanced Auto Parts, the unit has a large retail footprint with more than ample parking and great exposure via a large monument sign and frontage. A Blank space for a new or established retailer to create a new space in a growing area. Call Greg or Earl for more details.

PROPERTY HIGHLIGHTS

- Great Retail Space in Fantastic Location
- Excess Parking on Front and Side
- Loading Via Double Man Door on the side
- Back Inventory area
- Water Access and Ample Power
- Large monument sign
- 2 Offices and 2 restrooms

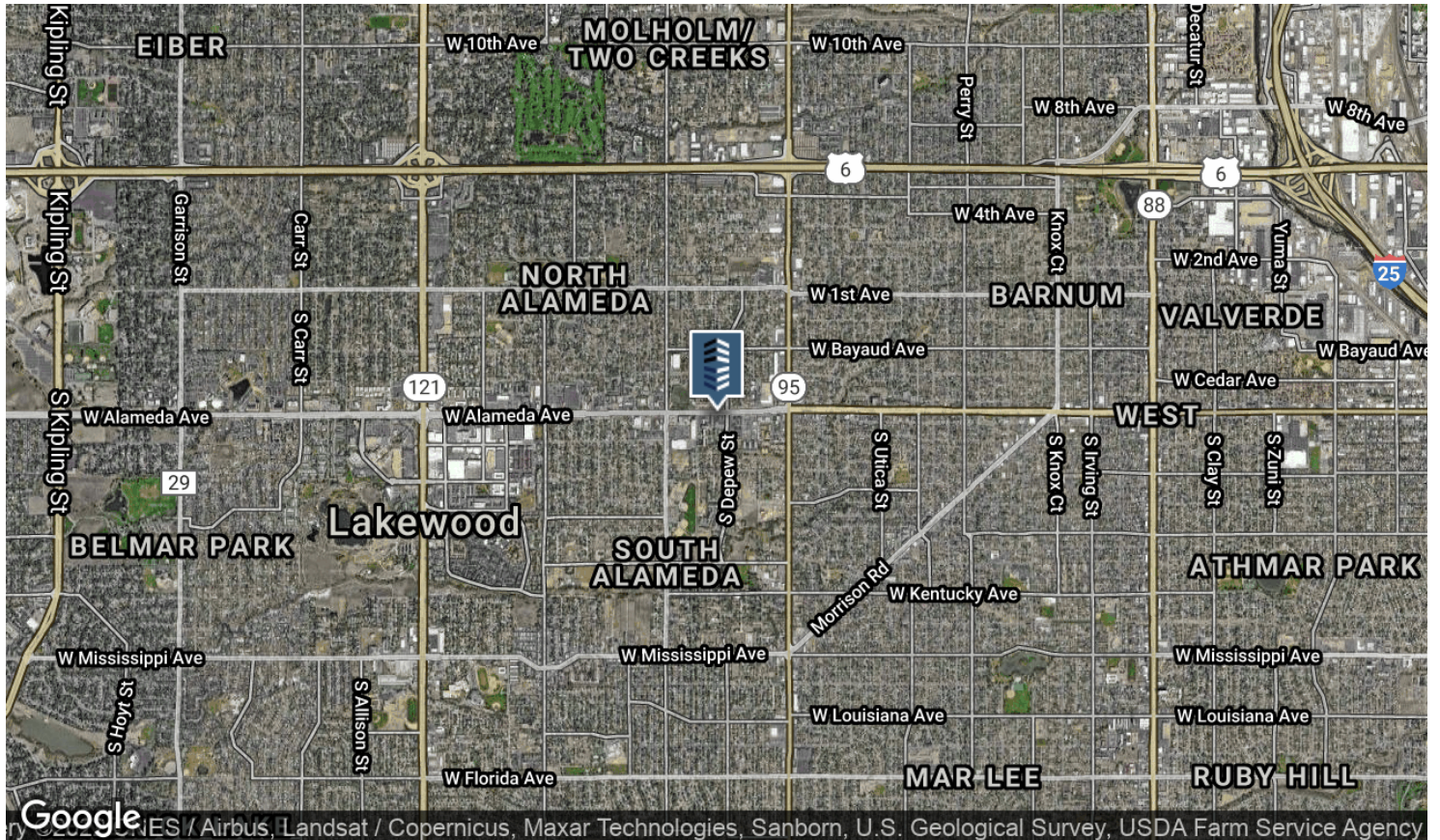
The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

ADDITIONAL PHOTOS



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

LOCATION MAP



The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

