



PROPERTY DESCRIPTION

Newly built out boba tea space for Sublease, (no grease trap or hood)

Lease ends: approximately 4.5 years.

PROPERTY HIGHLIGHTS

- High-quality finishes and fixtures throughout
- Convenient access to major transportation routes
- Ample parking for employees and visitors
- Professional management and maintenance services

LOCATION DESCRIPTION

Conveniently located in the heart of popular Belmar Shopping Center in Lakewood, the area surrounding the property offers a vibrant and dynamic environment for businesses. Situated near beautiful parks like Bear Creek Lake Park and William Frederick Hayden Park. The Belmar area boasts an array of retail shops, restaurants, and cultural offerings, providing a perfect balance of work and leisure. Easy access to major transportation routes and a thriving business community makes this area a prime choice.

OFFERING SUMMARY

Lease Rate:	\$3,094.00 SF/month (MG)
Available SF:	1,000 SF
Seed Money	Asking \$35,000



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ALG COMMERCIAL

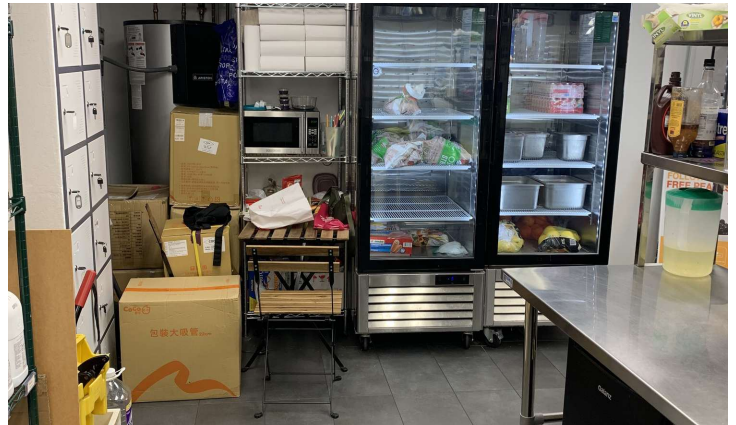
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RETAIL PROPERTY FOR SUB LEASE

467 SOUTH VANCE STREET, SUITE 5R1R03

Lakewood, CO 80226



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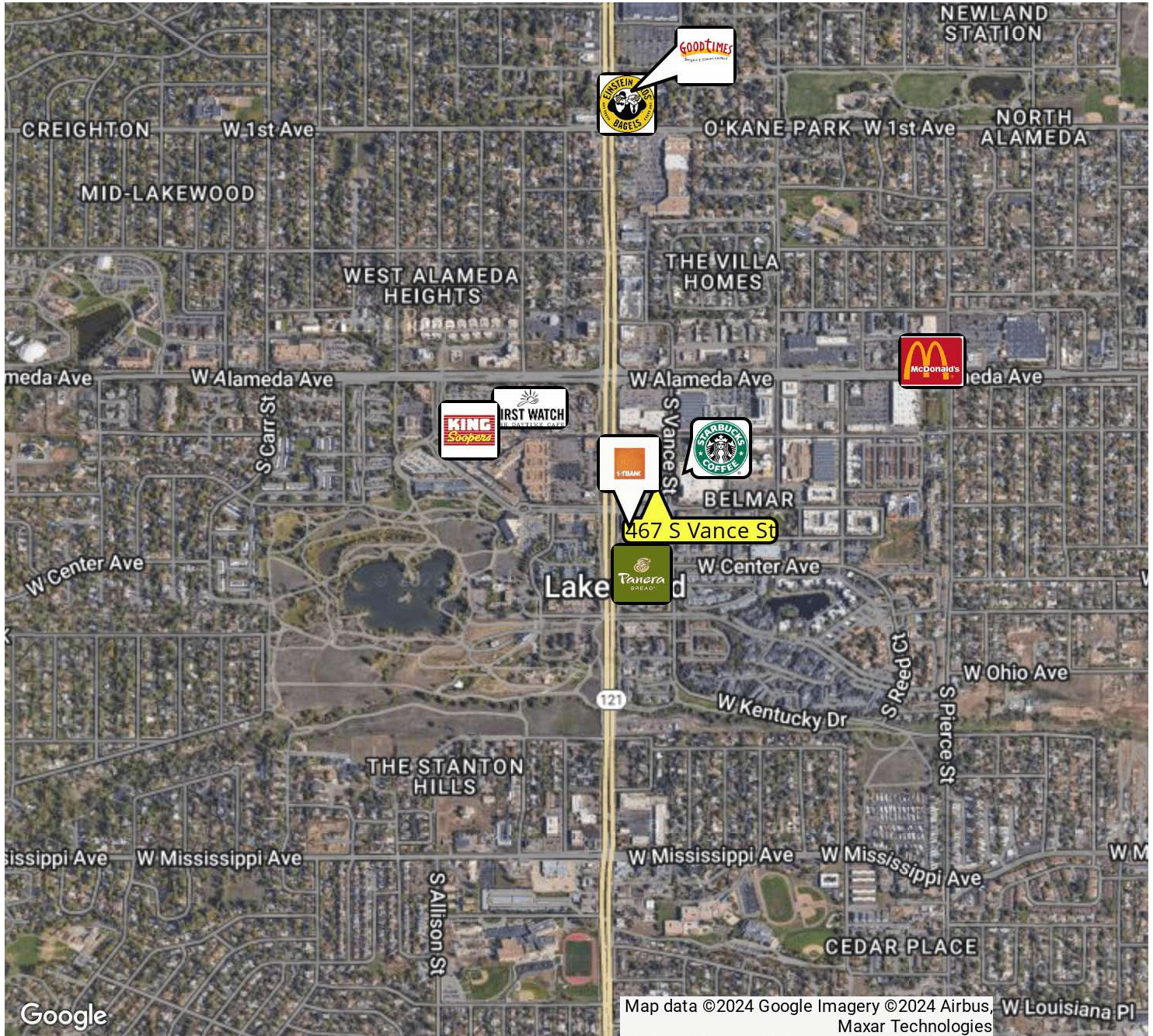
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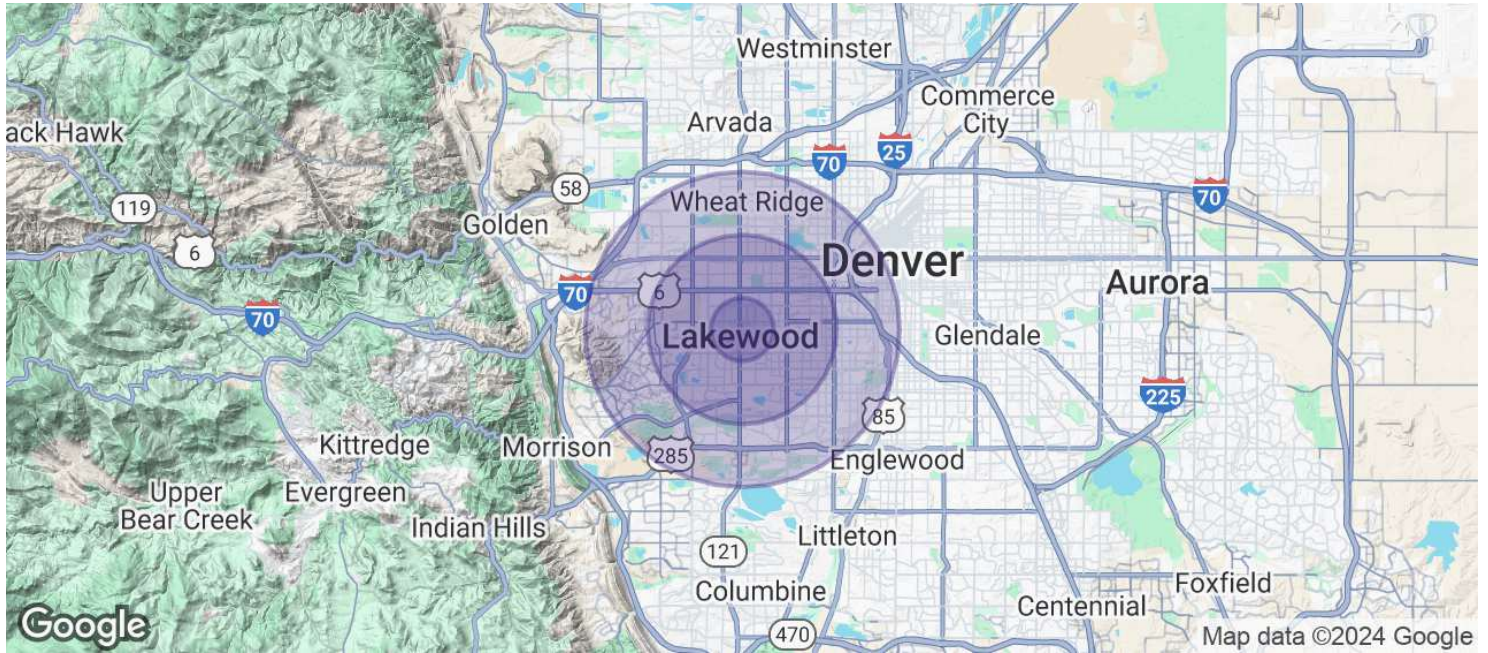
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	18,157	144,278	383,906
Average Age	40	40	39
Average Age (Male)	39	39	39
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	7,823	56,977	167,620
# of Persons per HH	2.3	2.5	2.3
Average HH Income	\$98,707	\$96,038	\$112,284
Average House Value	\$551,042	\$570,413	\$663,356

Demographics data derived from AlphaMap



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