



# RETAIL PROPERTY FOR SALE/LEASE WITH ATTRACTIVE ZONING HIGH VISIBILITY BUILDING WITH LARGE SECURED YARD

301 WADSWORTH BLVD | LAKEWOOD, CO 80226



**SECURED  
YARD**  
↓



# 301 WADSWORTH BLVD

## OFFERING SUMMARY

<b>Available SF:</b>	4,345 SF (Including Lower Level)
<b>Gross SF:</b>	6,919 SF
<b>Sale Price:</b>	\$1,287,000
<b>Lease Rate:</b>	Call for Pricing
<b>NNN's:</b>	Approx. \$3.88/SF
<b>Gross Lot Size:</b>	37,410 SF
<b>Secured Lot Size:</b>	Approx. 1/2 Acre
<b>Zoning:</b>	M-G-U (Allows for Auto Sales, Equipment Rental, and Pawn Shops!!!)

## PROPERTY HIGHLIGHTS

- Former Pawn Shop Bldg. on Wadsworth with **RARE ~1/2 Acre Secured Yard!**
- Easy Access to 6th Ave Blocks from Regional Mixed-Use Belmar Development
- Zoning Allows for Most Retail Uses Including Pawn, Auto Sales and Equipment Rental
- Amazing Monument and Fascia Signage with over 52,000 Cars Driving by Daily!
- Owner will consider a SALE - Attractive Redevelopment or User/Owner Opportunity with Lease Income in Place from in-line tenants - Call Broker for Details!

### MEDIAN HH INCOME



### TOTAL HOUSEHOLDS



### POPULATION COUNT



### TRAFFIC COUNT

Wadsworth @ W. 2nd Ave: 52,876 VPD

## CONTACT:

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