

Retail Space for Lease

12180 W ALAMEDA PARKWAY, LAKWOOD, CO 80228

RENT ABATEMENT AVAILABLE



Overview

Hoff & Leigh presents this unique retail opportunity located on West Alameda Parkway. This property is a former T-Mobile which offers unmatched exposure for any retail business. This space for lease is a corner unit and is perfect for another national tenant looking to join O'Reilly's Auto Parts. Give Hoff & Leigh a call today to schedule a private tour!

Suite #:	Available Space:	Lease Rate:
B	1,886 SF	\$25.45 SF/YR (+ \$7.65 / SF NNN) = \$5,200 / Month

Hoff & Leigh Listing Website: <https://www.hoffleigh.com/listing/12180-w-alameda-parkway/>

For more info or to schedule a tour, please text/call: Michael Crawford at 720.683.0399

Highlights

- Two Private Bathrooms
- Unmatched Exposure
- Retail Frontage
- Abundant Parking
- Space for Storage

Property Details

	Lease Rate \$25.45 SF/YR (+ \$7.65/SF NNN) = \$5,200 / Month		Space Available 1,886 SF
	Building Size 10,535 SF		Lot Size 1.41 Acres
	Zoning 2-C		

Rev: February 6, 2024

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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Brandon Langiewicz, SIOR

C: 715.512.0265

O: 720.572.5187

Brandon@HoffLeigh.com

Michael Crawford

C: 720.683.0399

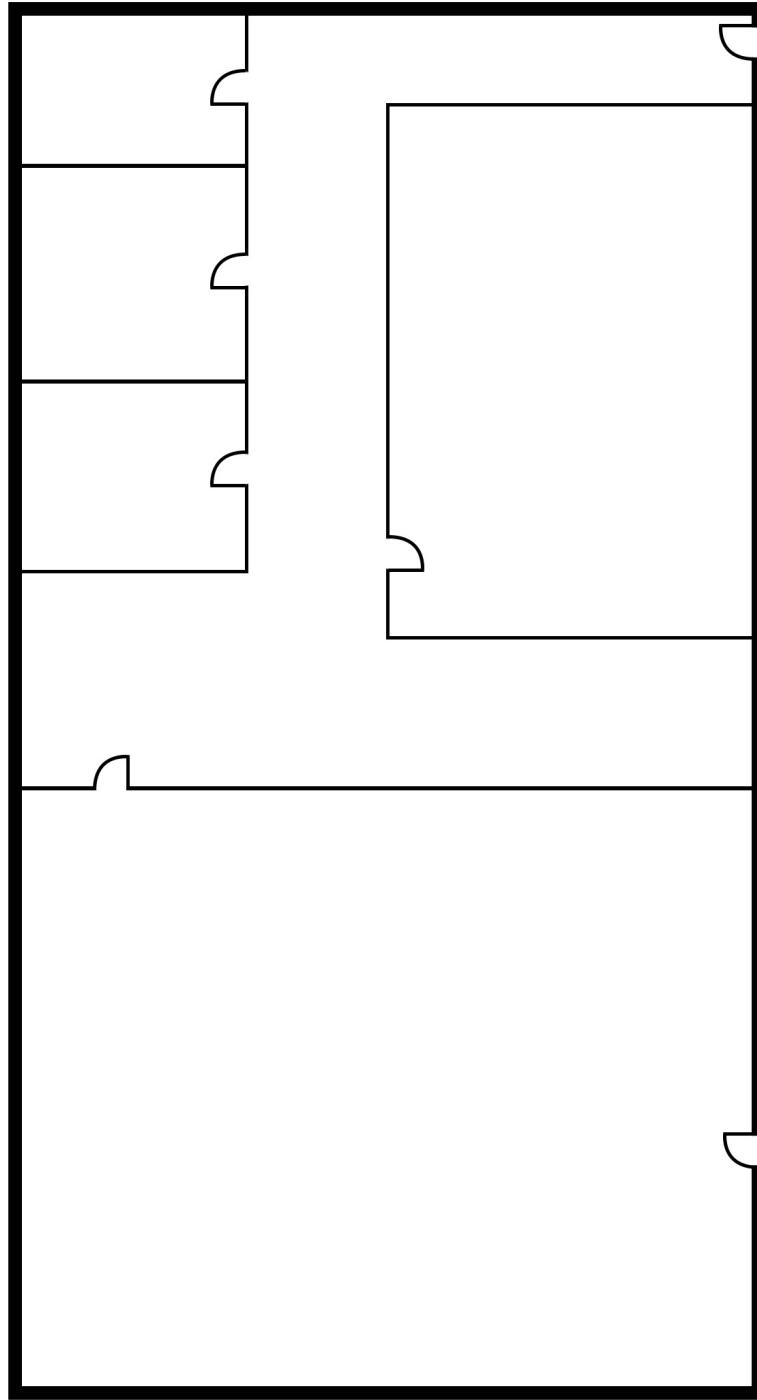
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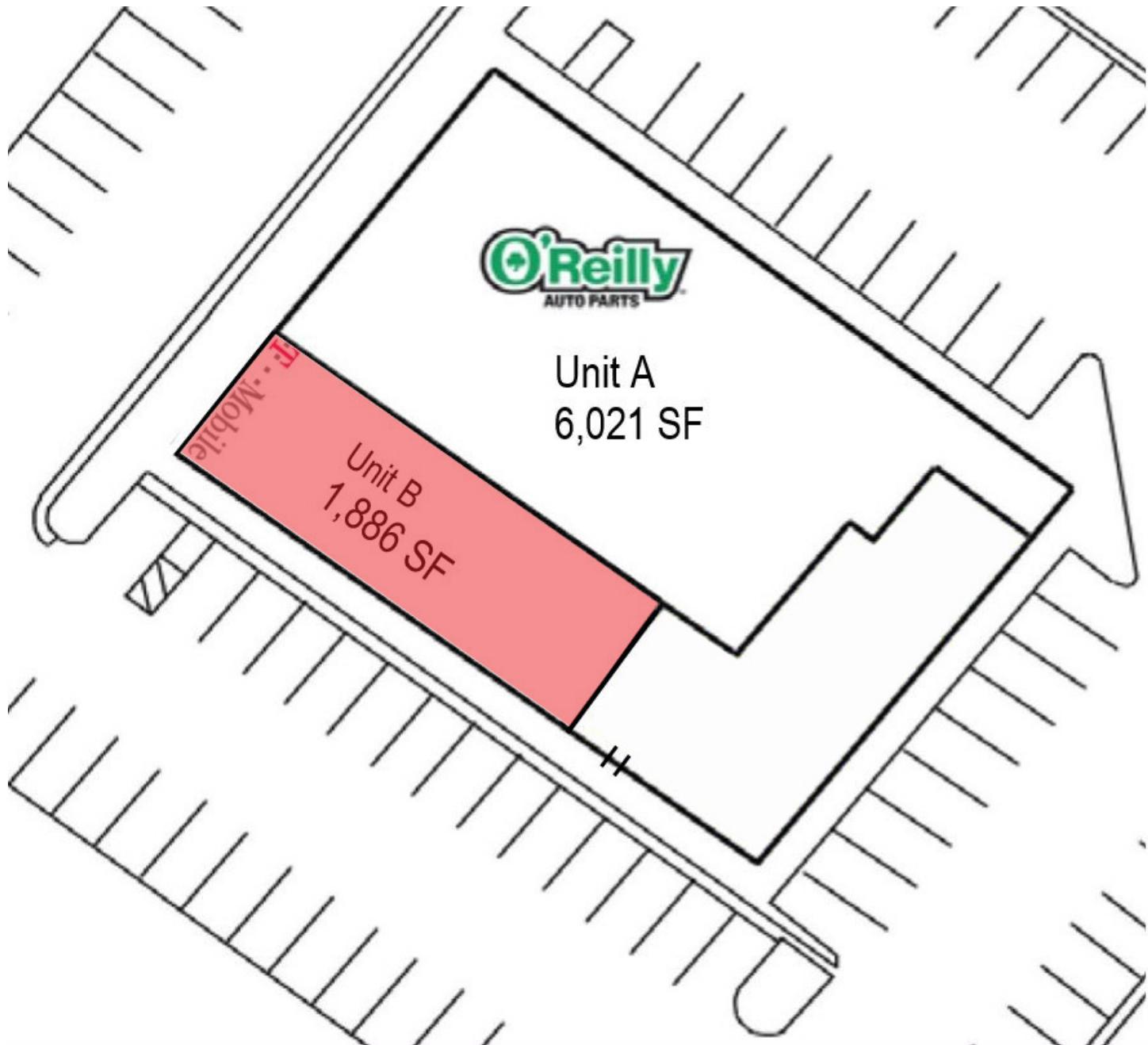
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DEMOGRAPHICS



88,017
Population



43.2

Median Age



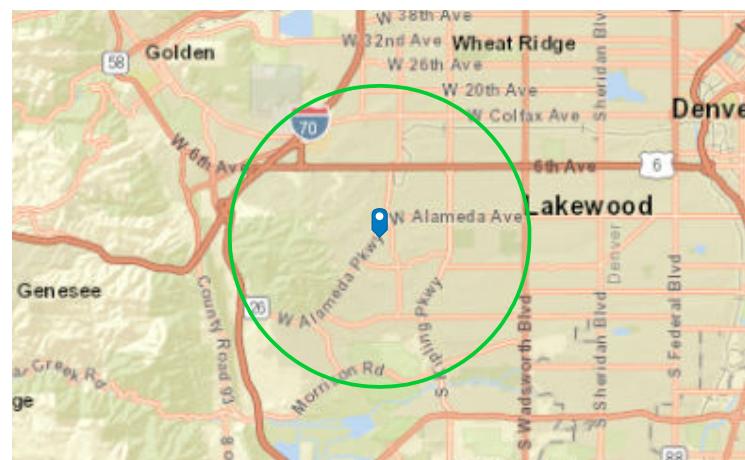
2.3
Average
Household Size



\$90,458
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
W Nevada Dr	28,900	0.1
W Nevada Dr	30,376	0.1
West Virginia Dr	11,000	0.2
S Xenon Ct	23,300	0.2
S Union Blvd	44,976	0.3



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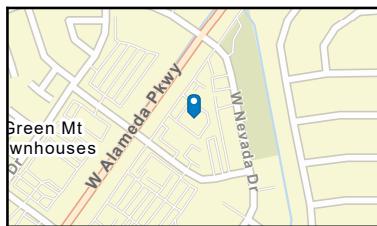
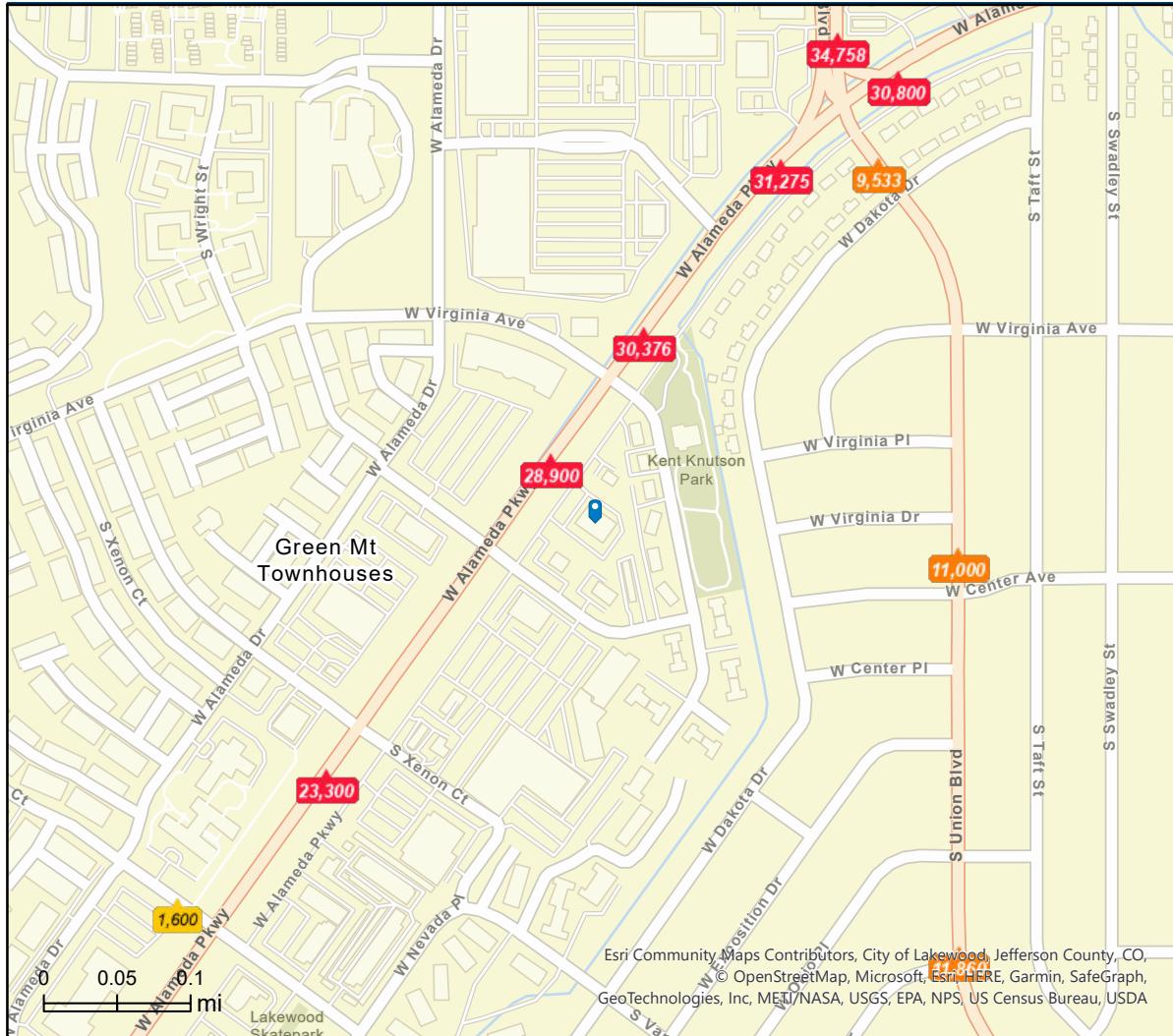
Traffic Count Map - Close Up

12180 W Alameda Pkwy, Lakewood, Colorado, 80228 2
 12180 W Alameda Pkwy, Lakewood, Colorado, 80228
 Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 39.70550

Longitude: -105.13609



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q2 2023).

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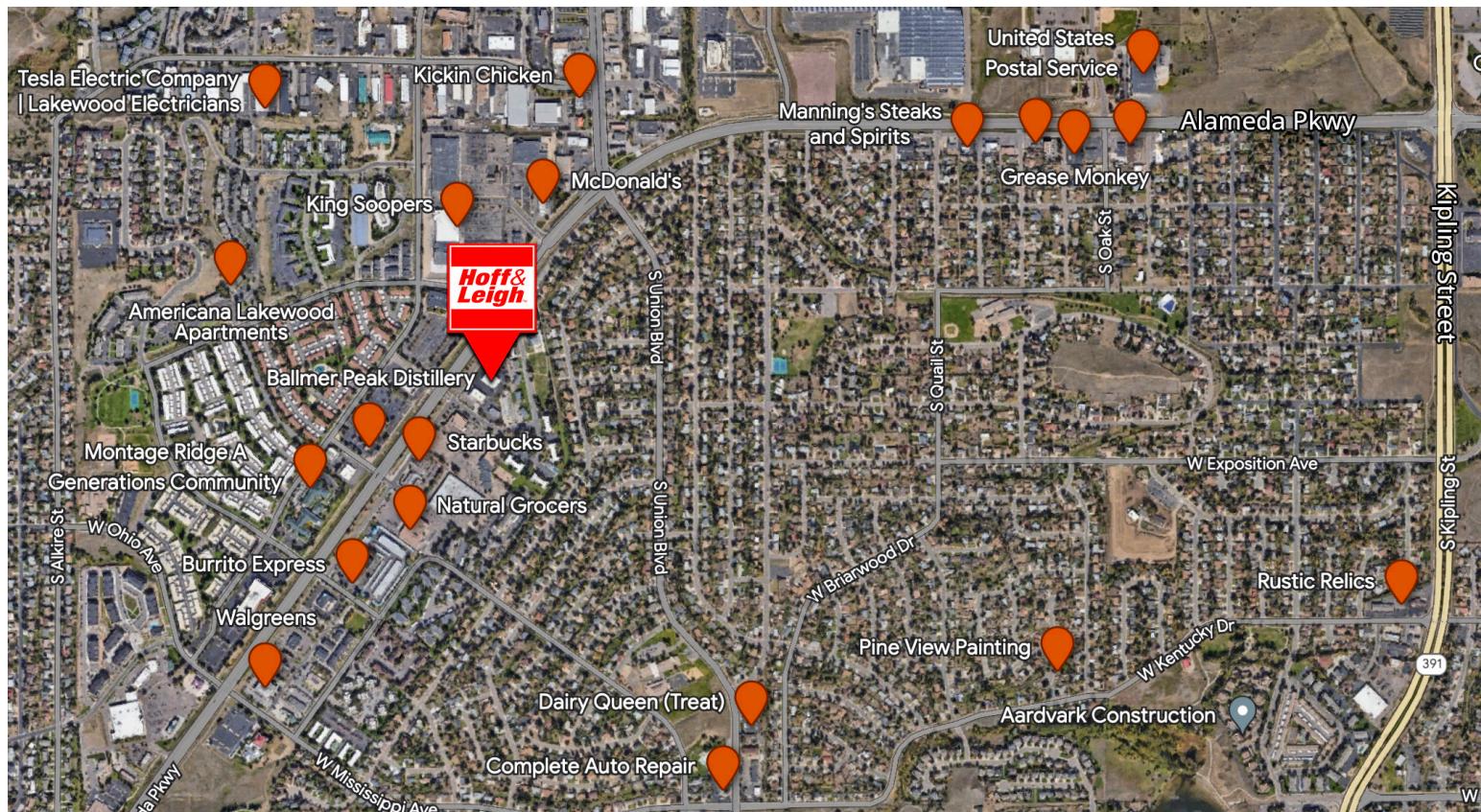
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