



# Heritage West S.C.

Lakewood, CO

Denver-Aurora-Lakewood (CO)

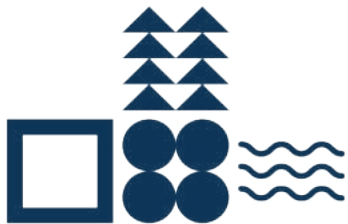


**Nick Freddo**  
Leasing Representative  
(303) 529-0641  
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AERIAL



GROSS LEASABLE AREA (GLA)

82,581 SF

PARKING SPACES

345

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DENSITY AERIAL

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■ Available ● Curbside Pick-up



TENANT	SQ FT
1 Evolution Dog Wash	998
2 Available	1,819
3 Angel Deep Relax Massage	1,175
4 Bank of America	998
5 Fred Loya Insurance Agency	1,021
6 Little Caesars	1,700
7 Safeway	49,788
8 Available	1,596
9 Kipling Shoe Repair&Alteration	574
10 Dependable Cleaners	841
11 Atlas Wine and Liquors	4,760
12 Fantastic Sams	1,190
13 Lindas Nails & Spa	1,160
14 Great Harvest Bread Company	2,400
15 Orion Sushi	2,390
16 Cafe Jordano	4,455
17 Kidney Center Of Bear Creek	5,716

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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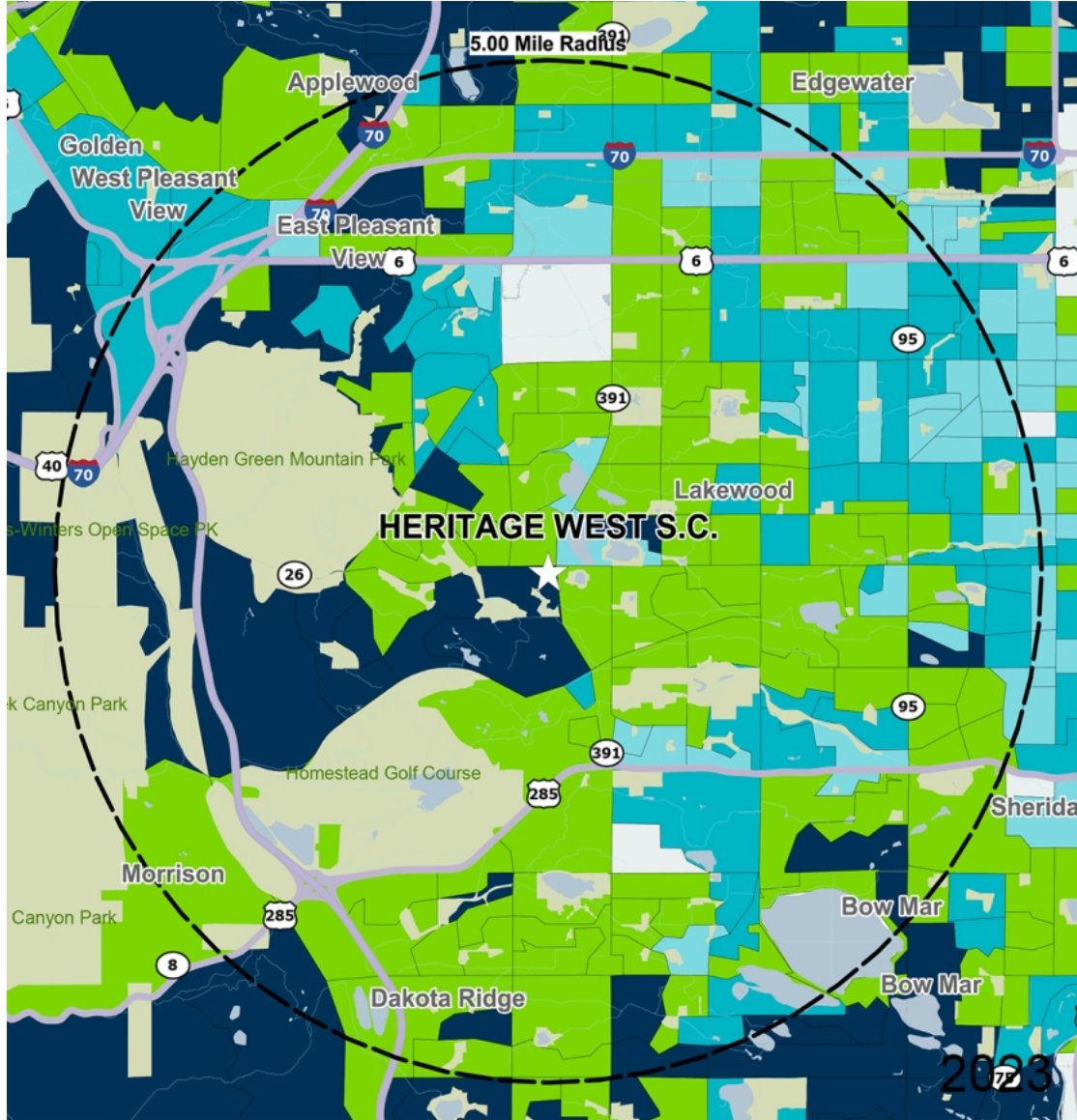
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COMPETITION MAP

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by Block Group

## Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	11,507	95,648	263,280
Daytime Pop	7,772	93,370	249,599
Households	4,796	40,389	106,859
Average HH Income	\$127,007	\$119,249	\$110,567
Median HH Income	\$98,484	\$94,699	\$87,152
Per Capita Income	\$52,977	\$50,819	\$45,233

## Average Household Income

Popstats, 4Q 2023, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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# Heritage West S.C.

W. Jewel Ave. & S. Kipling Pkwy., Lakewood, CO



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