

MISSION TRACE RETAIL BUILDING

EXCELLENT LAKEWOOD LOCATION

\$18.00/SF/NNN



Building A

3,225 - 4,833 rsf



3333 South Wadsworth Blvd

Lakewood, CO 80227



**Just one
suite left!**

BUILDING A
3,225 - 4,833 rsf

4,717 RSF

BUILDING HIGHLIGHTS

- Mixed-Use Office/Retail Center
- Anchored by Natural Grocers
- Easy accessibility from S Wadsworth
- Close proximity to Highway 285
- High traffic corner at fully-lighted intersection



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Building B & C 100% Occupied! Just ONE suite left in Building A.

Demographics



Population

1 MILE: 30,060
3 MILE: 169,715
5 MILE: 381,320



Traffic

S Wadsworth & W Girton: 53,899 VPD
S Wadsworth & US 285: 44,789 VPD
S Wadsworth & W Eastman: 47,342



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

10/6/25

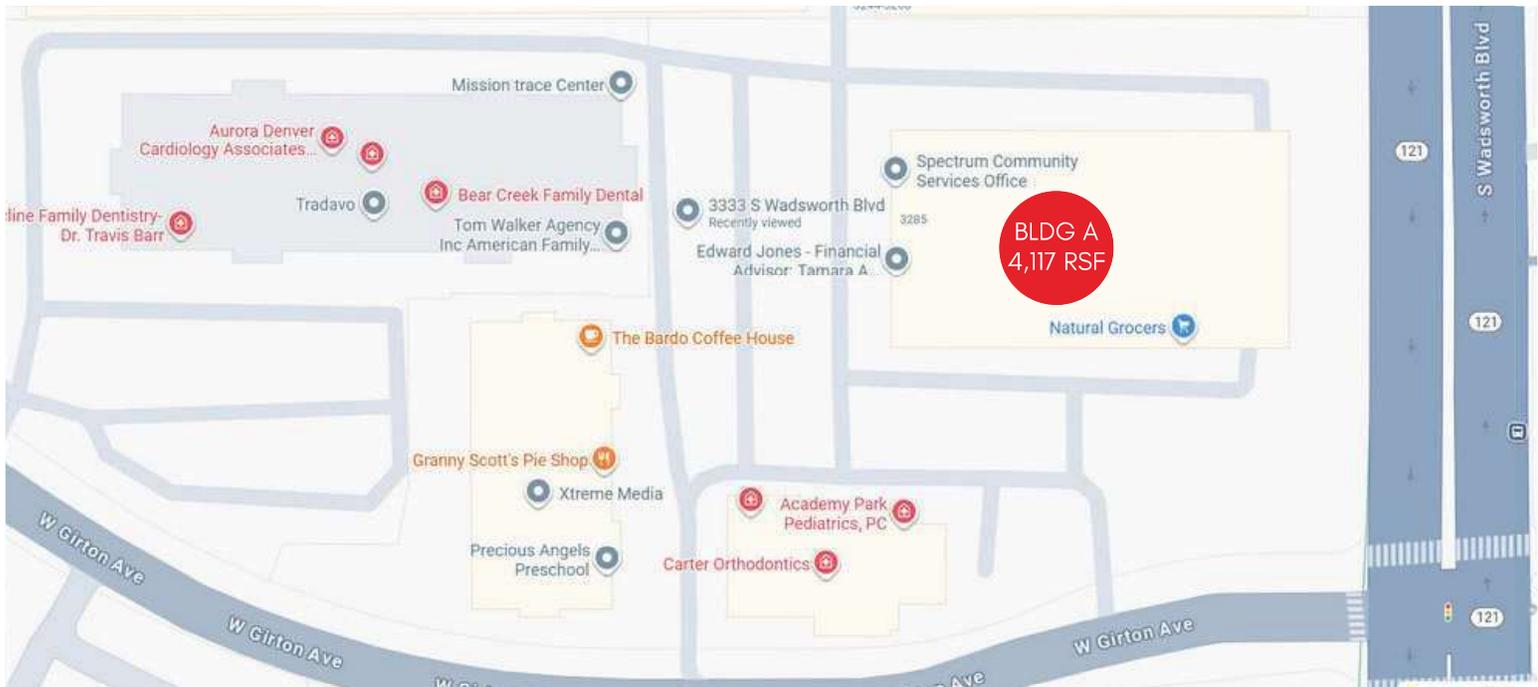
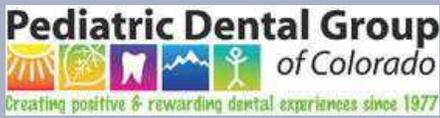
Chris Vincent. chris@denverofficespace.com . 303-407-6388

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JOIN THESE TENANTS AND MORE IN THIS STABLE RETAIL CENTER!

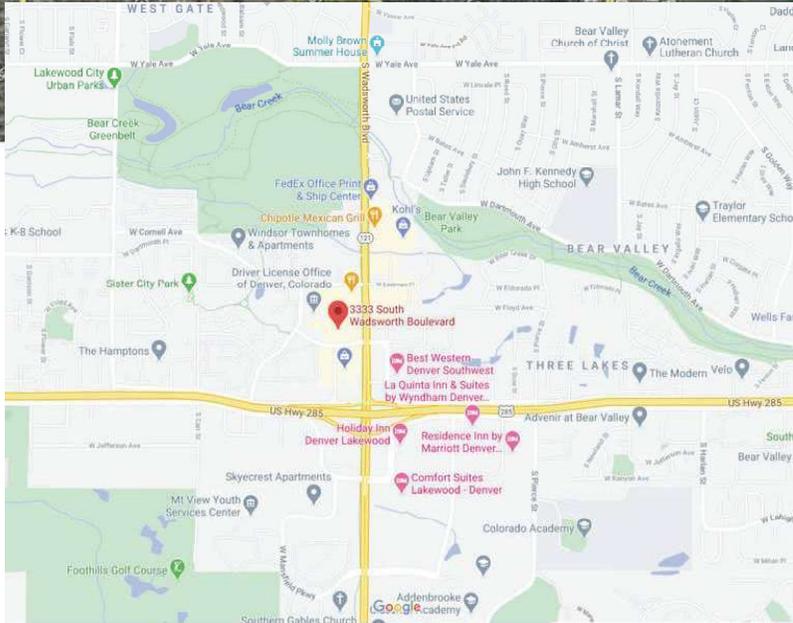
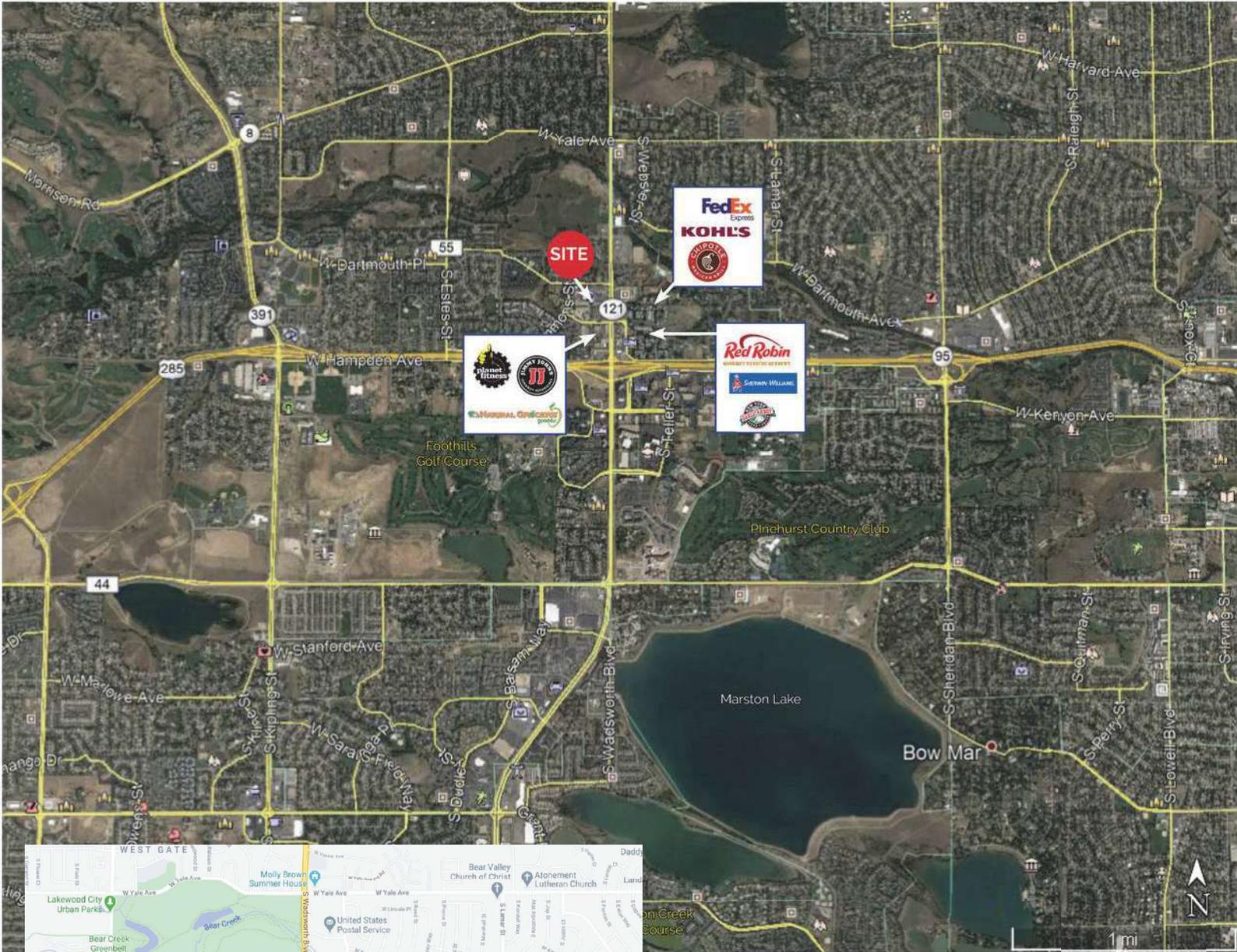
ONLY ONE SUITE LEFT IN BUILDING A



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- Many amenities close by: golf courses, hotels, restaurants, fitness centers
- Located at highly traveled intersection of S Wadsworth Boulevard and Highway 285
- Stable retail center with historically high occupancy and long-standing tenants

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