



FOR LEASE

# Jewell Square Shopping Center

7777, 7807-7893 W. Jewell Avenue, Lakewood, CO 80232



## Retail Space For Lease

**Lease Rate:** \$15.00/SF NNN  
**NNN:** \$5.08/SF

**Building Area:** 141,038 SF

**Lot Area:** 15.53 Acres

**Parking Spaces:** 510

**Parking Ratio:** 3.62/1,000 SF

**Blake Kahlich**

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## Demographics

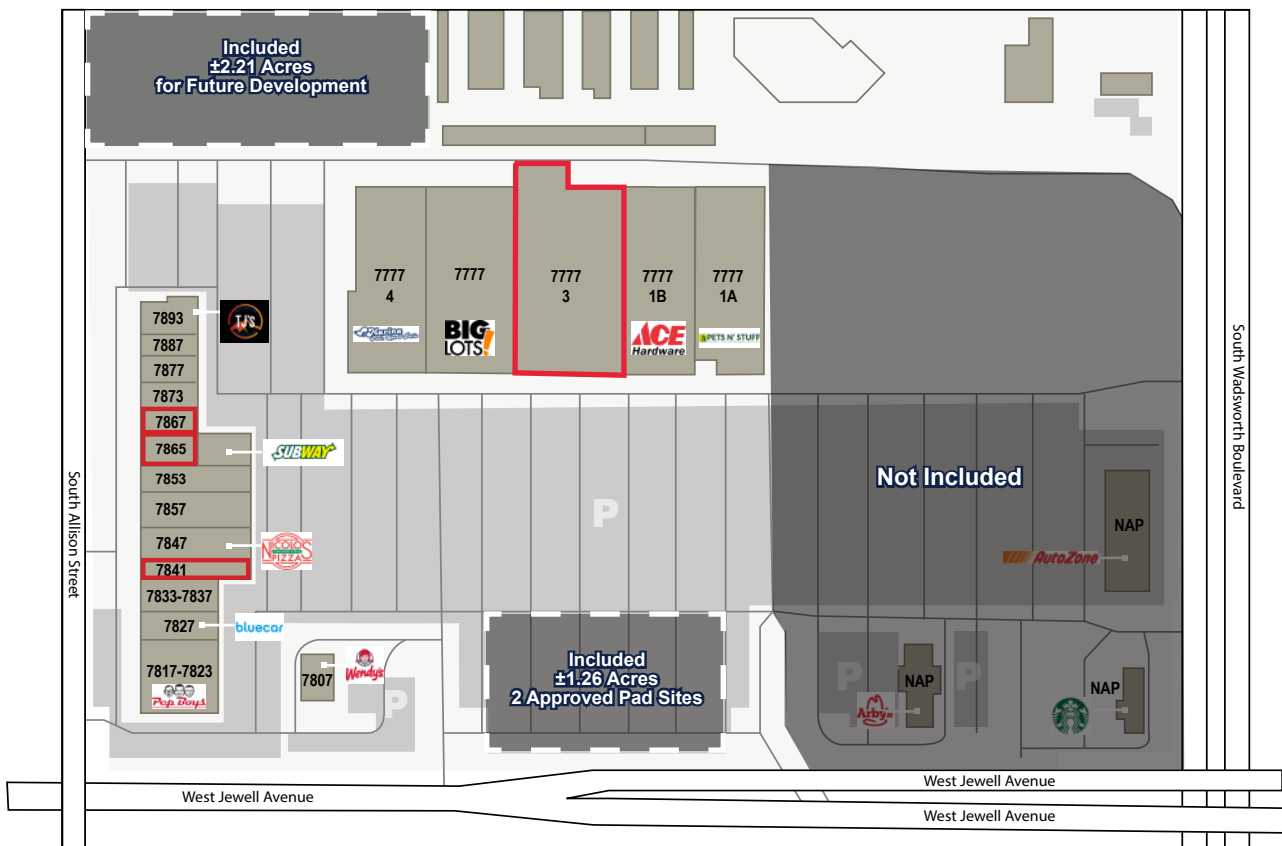
|            | 2 Mile | 5 Miles | 10 Miles |
|------------|--------|---------|----------|
| Households | 26,686 | 135,370 | 492,271  |

## Traffic Counts

|                                     |            |
|-------------------------------------|------------|
| S. Wadsworth Blvd. / W. Jewell Ave: | 49,856 VPD |
|-------------------------------------|------------|

## Availability

|                |                           |                  |                          |             |                                  |
|----------------|---------------------------|------------------|--------------------------|-------------|----------------------------------|
| <b>7777 1A</b> | Pets N Stuff              | <b>7847</b>      | Nicolo's Pizza           | <b>7857</b> | Denver Karate Academy            |
| <b>7777 1B</b> | Ace Hardware              | <b>7841</b>      | <b>Vacant - 1,602 SF</b> | <b>7861</b> | Buggily Group                    |
| <b>7777 3</b>  | <b>Vacant - 38,400 SF</b> | <b>7853</b>      | Jewell Liquor Box        | <b>7867</b> | <b>Vacant - 2,596 SF</b>         |
| <b>7777</b>    | Big Lots                  | <b>7863</b>      | Subway                   | <b>7865</b> | <b>Storage Vacant - 2,544 SF</b> |
| <b>7777 4</b>  | Marina Pool & Spa         | <b>7817-7823</b> | Pep Boys                 | <b>7873</b> | CO Reed's Barbershop             |
| <b>7807</b>    | Wendy's                   | <b>7827</b>      | Bluecar Skate Shop       | <b>7877</b> | Expert Tax Service               |
| <b>7893</b>    | TJ's Sports               | <b>7833-7837</b> | Studio One               |             |                                  |
| <b>7887</b>    | Sew Happy                 |                  |                          |             |                                  |



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