

2109 S Wadsworth Blvd

Lakewood, CO 80227



FOR LEASE

 BellStreet

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BellStreet

For Lease

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Property Description

Your search stops here! Discover the ideal space for your business at 2109 S Wadsworth Blvd, Lakewood, CO, 80227. This property, available for lease, boasts a great location with high visibility and accessibility. The modern and well-maintained building offers versatile layouts, ample parking, and excellent signage opportunities, ensuring maximum exposure for your business. This space provides an inviting and productive environment for employees and clients alike. Take advantage of a thriving local economy, establish your presence in the Lakewood area, and elevate your business at this standout property.

Property Highlights

- Modern and well-maintained building
- Versatile layout options
- Ample parking available
- Excellent signage opportunities
- Expansive windows for natural light
- Inviting and productive environment

Offering Summary

Lease Rate:	\$12.00 - 13.00 SF/yr (NNN)
Number of Units:	4
Available SF:	574 - 3,000 SF
Lot Size:	22,109 SF
Building Size:	12,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	529	1,314	5,324
Total Population	1,214	3,078	13,213
Average HH Income	\$147,784	\$139,690	\$128,672

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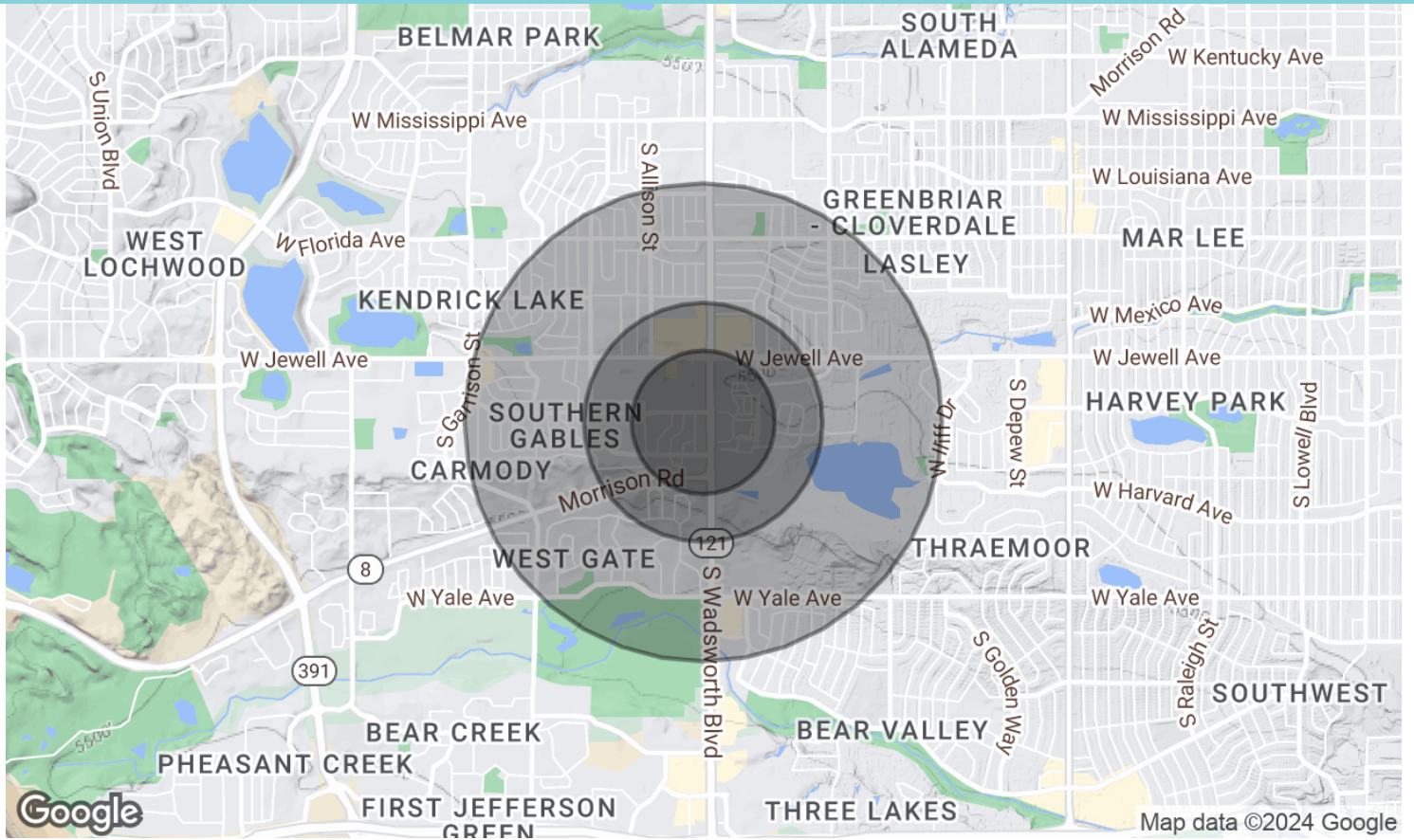


Google

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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,214	3,078	13,213
Average Age	43	44	45
Average Age (Male)	43	43	43
Average Age (Female)	44	45	46

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	529	1,314	5,324
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$147,784	\$139,690	\$128,672
Average House Value	\$727,517	\$700,102	\$627,522

Demographics data derived from AlphaMap