

FREE-STANDING RETAIL FOR LEASE

1410 S Wadsworth Blvd
Lakewood, CO 80232



PROPERTY DESCRIPTION

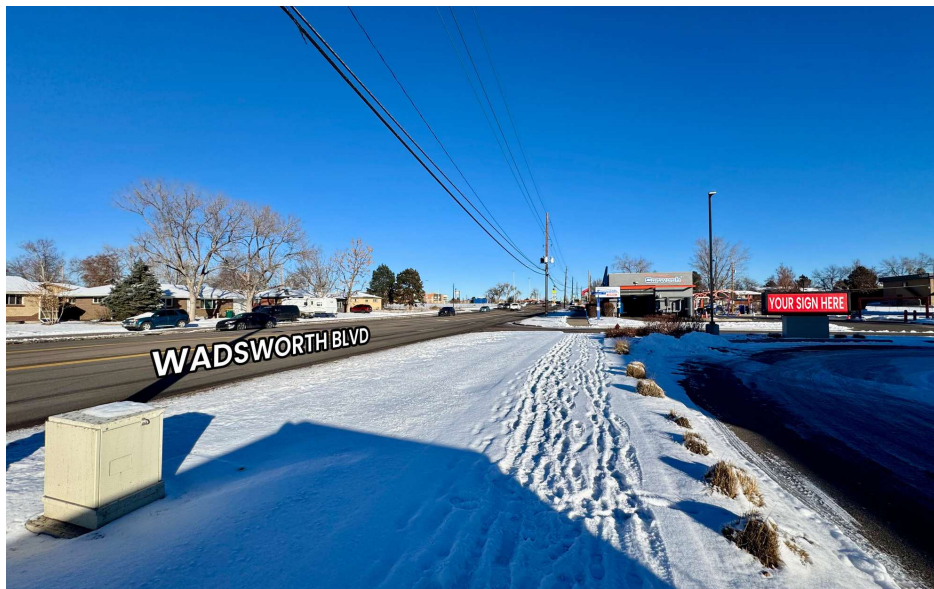
Strategically located on South Wadsworth Boulevard between Mississippi Avenue and Florida, 1410 S Wadsworth offers a unique opportunity to establish your business in a standalone retail building in one of the Denver Metro Area's most densely populated neighborhoods.

Situated just minutes from the popular Belmar Shopping District—an open-air hub featuring sought-after retail, dining, and entertainment—the property provides unparalleled convenience and visibility for retailers and their customers.

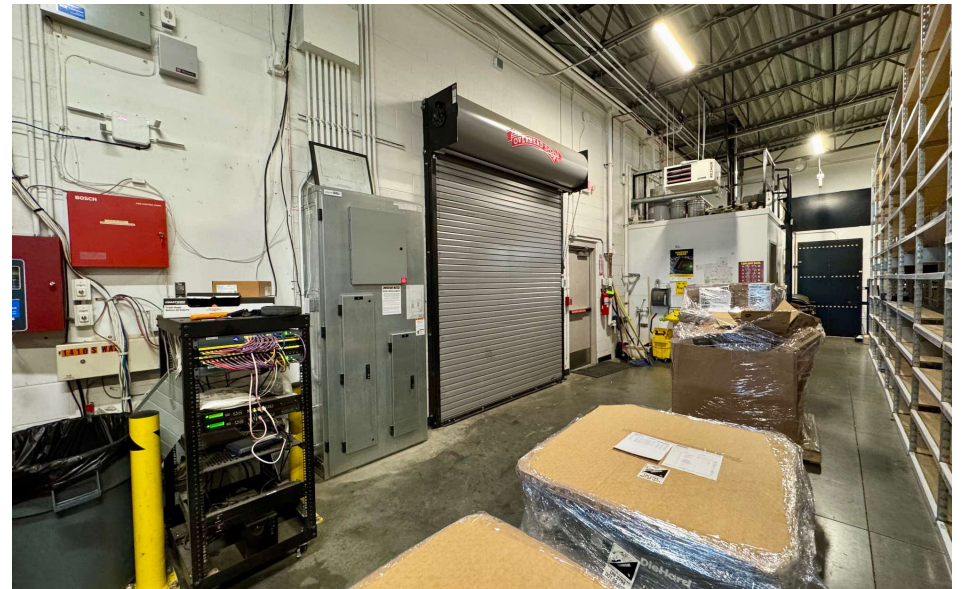
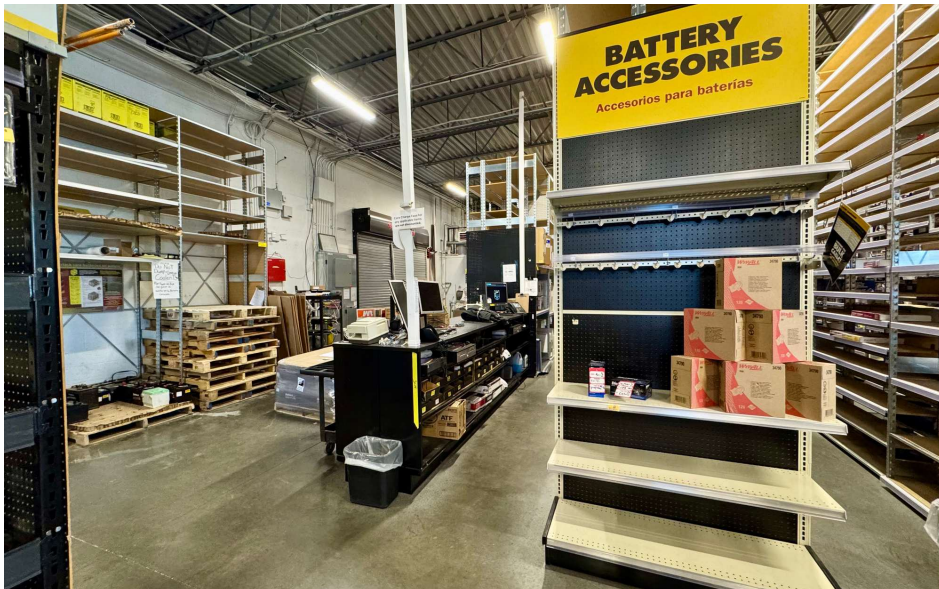
With high-visibility signage facing Wadsworth Boulevard, this property is poised to become a top destination for the right retail concept.

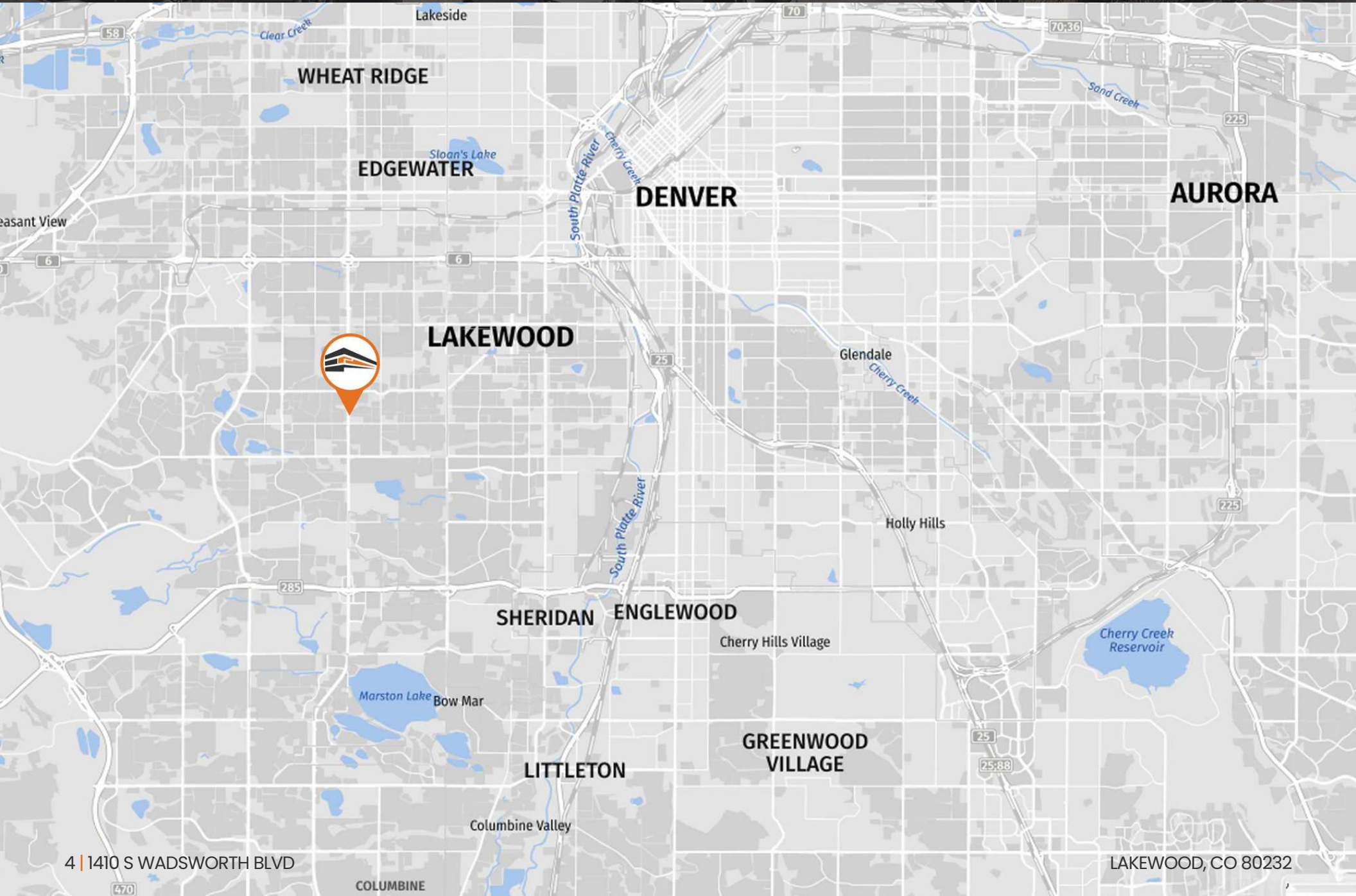
LOCATION DESCRIPTION

Located on South Wadsworth Boulevard between Mississippi Avenue and Florida, less than a five-minute drive south of Belmar Shopping District. The property is situated near beautiful parks and recreational areas such as Kendrick Lake Park and Crown Hill Park, providing an attractive setting for visitors and locals alike. Embrace the opportunity to become part of this thriving retail destination in Lakewood.



Property Address	1410 S Wadsworth Blvd, Lakewood, CO 80232
Lot Size	21,420 SF
Building Size	6,968 SF
Occupancy	Vacant
Lease Rate	\$18.00/SF/NNN
Year Built	2016
Zoning	M-N-S (Lakewood Mixed Use - Neighborhood - Suburban)





4 | 1410 S WADSWORTH BLVD

LAKWOOD, CO 80232



DENVER FEDERAL CENTER

COMMONSPIRIT ST. ANTHONY HOSPITAL

W ALAMEDA AVE

6TH AVE



NORDSTROM		SEPHORA		

BELMAR
DOWNTOWN LAKEWOOD

KIPLING ST

LAKWOOD LINK SKATEPARK
LAKWOOD LINK RECREATION CENTER

W MISSISSIPPI AVE

ALAMEDA INTERNATIONAL JR./SR. HIGH



S SHERIDAN BLVD

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W JEWEL AVE

KING SOOPER

S WADSWORTH BLVD



BEAR CREEK GOLF CLUB

MORISSON RD

1415 S WADSWORTH BLVD

LAKEWOOD, CO 80232

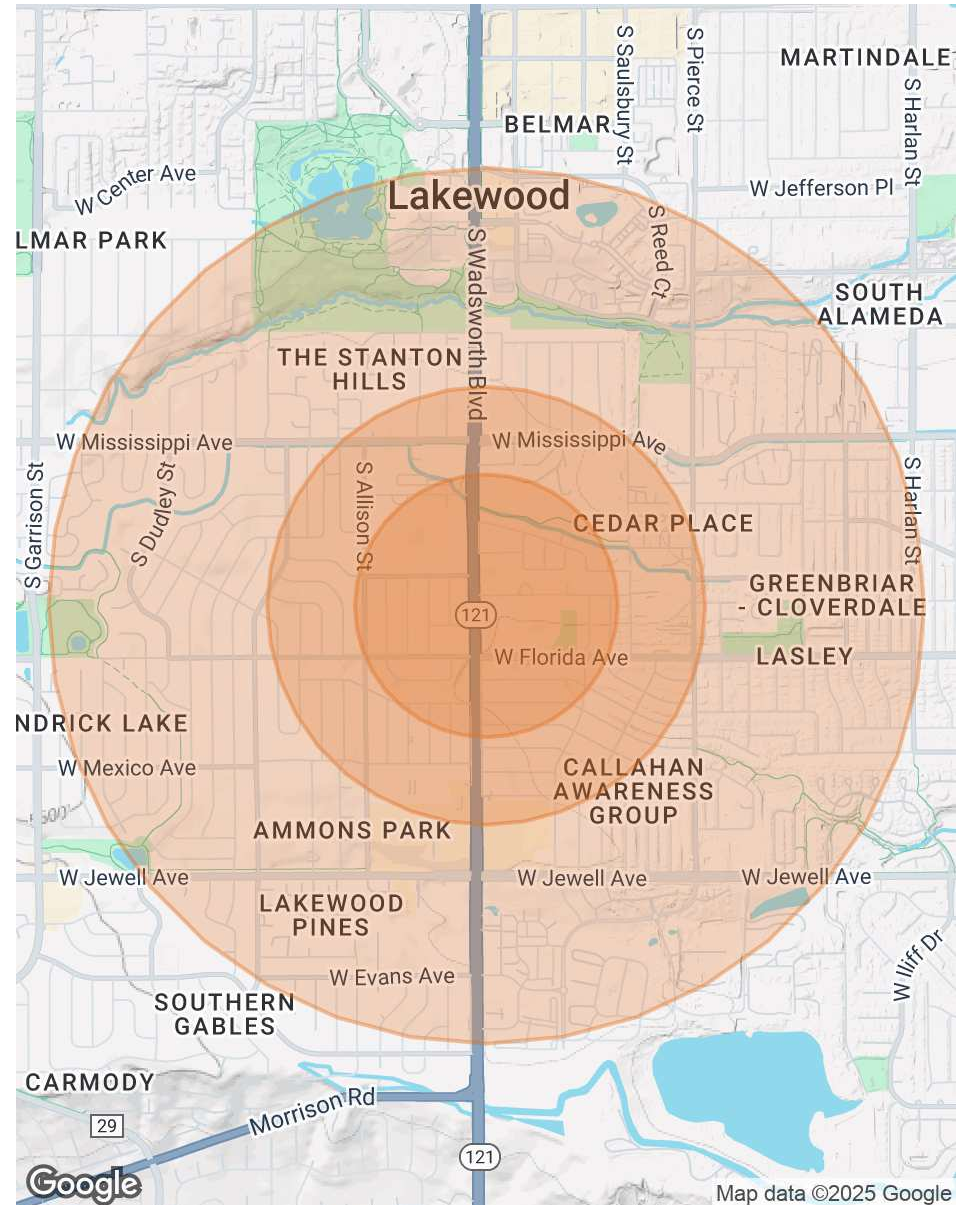
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,449	3,979	18,485
Average Age	42	42	42
Average Age (Male)	40	41	41
Average Age (Female)	43	44	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	572	1,557	7,770
# of Persons per HH	2.5	2.6	2.4
Average HH Income	\$100,621	\$102,989	\$111,679
Average House Value	\$513,174	\$515,679	\$532,357

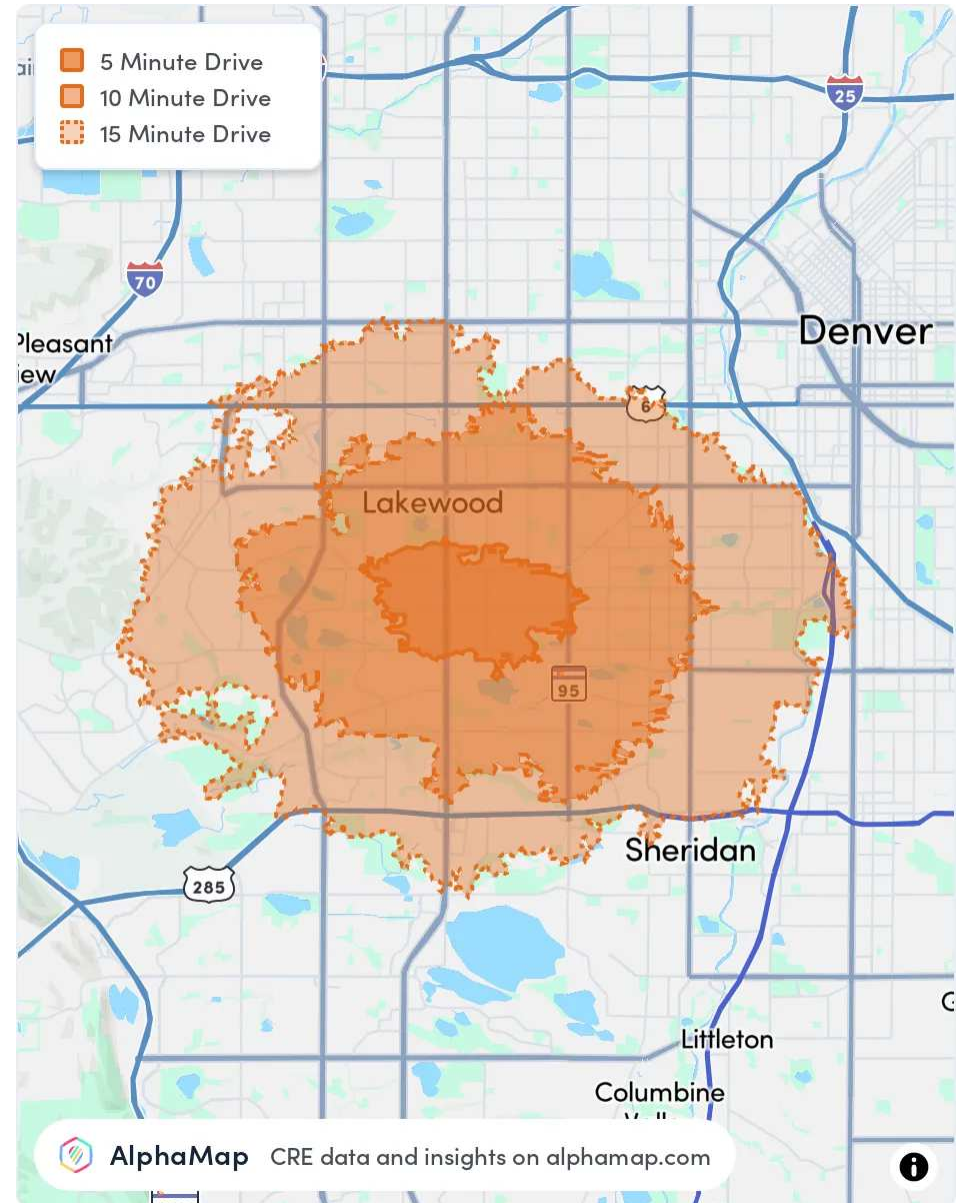
Demographics data derived from AlphaMap



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	15,994	100,712	203,773
Average Age	43	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	6,092	38,326	77,906
Persons per HH	2.6	2.6	2.6
Average HH Income	\$112,733	\$101,973	\$100,698
Average House Value	\$560,754	\$556,942	\$566,883
Per Capita Income	\$43,358	\$39,220	\$38,730

Map and demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Henry Group, LLC in compliance with all applicable fair housing and equal opportunity laws.



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