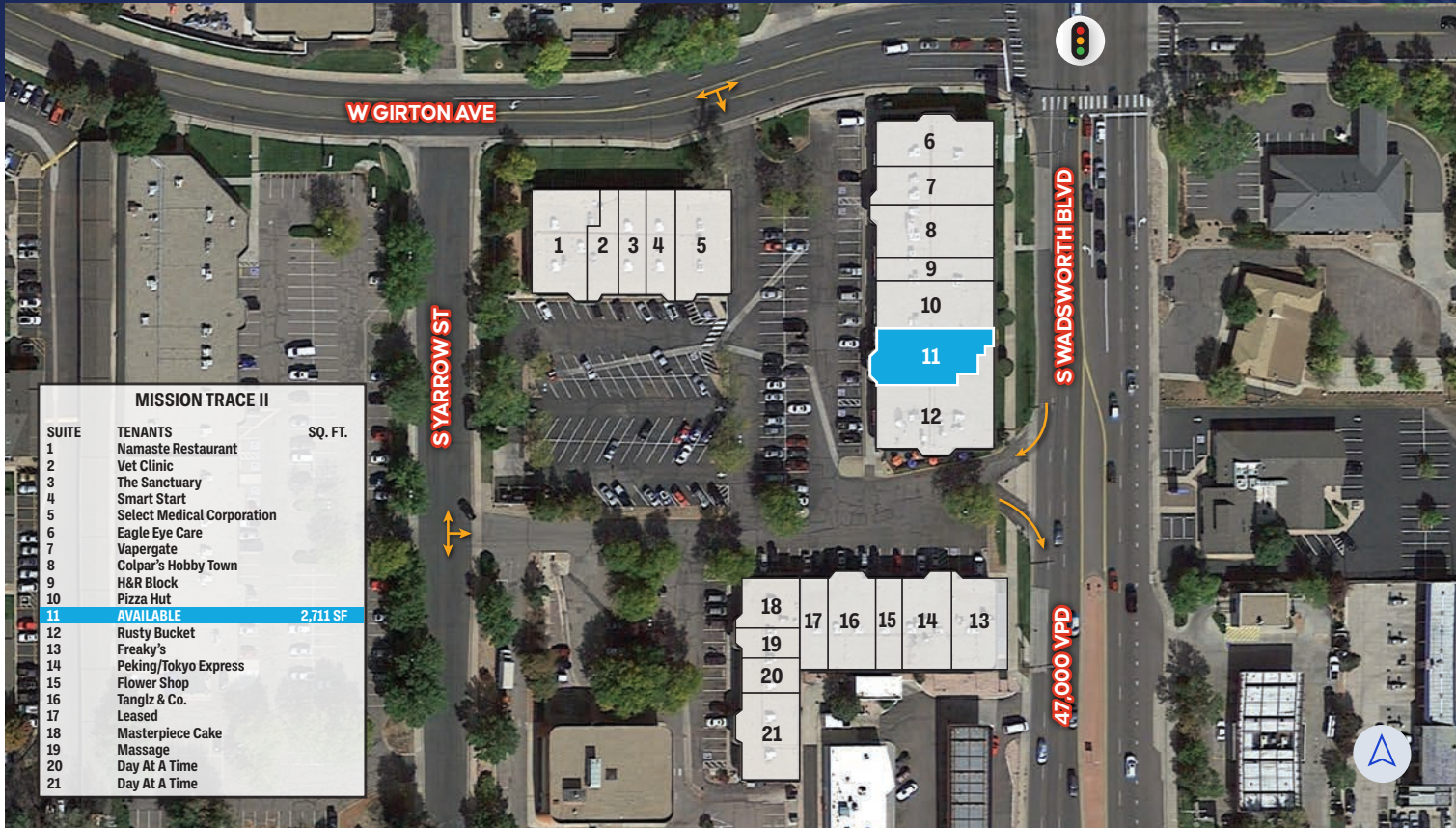


Mission Trace II Shopping Center

3345-3355 S WADSWORTH BLVD | LAKEWOOD, CO 80227



RETAIL SPACE FOR LEASE



MISSION TRACE II		
SUITE	TENANTS	SQ. FT.
1	Namaste Restaurant	
2	Vet Clinic	
3	The Sanctuary	
4	Smart Start	
5	Select Medical Corporation	
6	Eagle Eye Care	
7	Vapergate	
8	Colpar's Hobby Town	
9	H&R Block	
10	Pizza Hut	
11	AVAILABLE	2,711 SF
12	Rusty Bucket	
13	Freaky's	
14	Peking/Tokyo Express	
15	Flower Shop	
16	Tanglz & Co.	
17	Leased	
18	Masterpiece Cake	
19	Massage	
20	Day At A Time	
21	Day At A Time	

PROPERTY HIGHLIGHTS

- Highly visible location with prominent signage along Wadsworth Blvd and 47,000 vehicles per day
- Convenient access to Highway 285 and 3 points of access and signalized intersection at Girton Ave and Wadsworth Blvd
- Competitive and attractive lease rates
- Strong surrounding demographics and significant daily traffic volumes

PROPERTY DETAILS

SPACE	2,711 SF
LEASE RATE	Contact broker
PARKING	658 spaces
GLA	45,694 SF
FRONTAGE	241' on Girton Ave 238' on Wadsworth Blvd

J.R. HAGAN

Director - Tenant Advisory Services

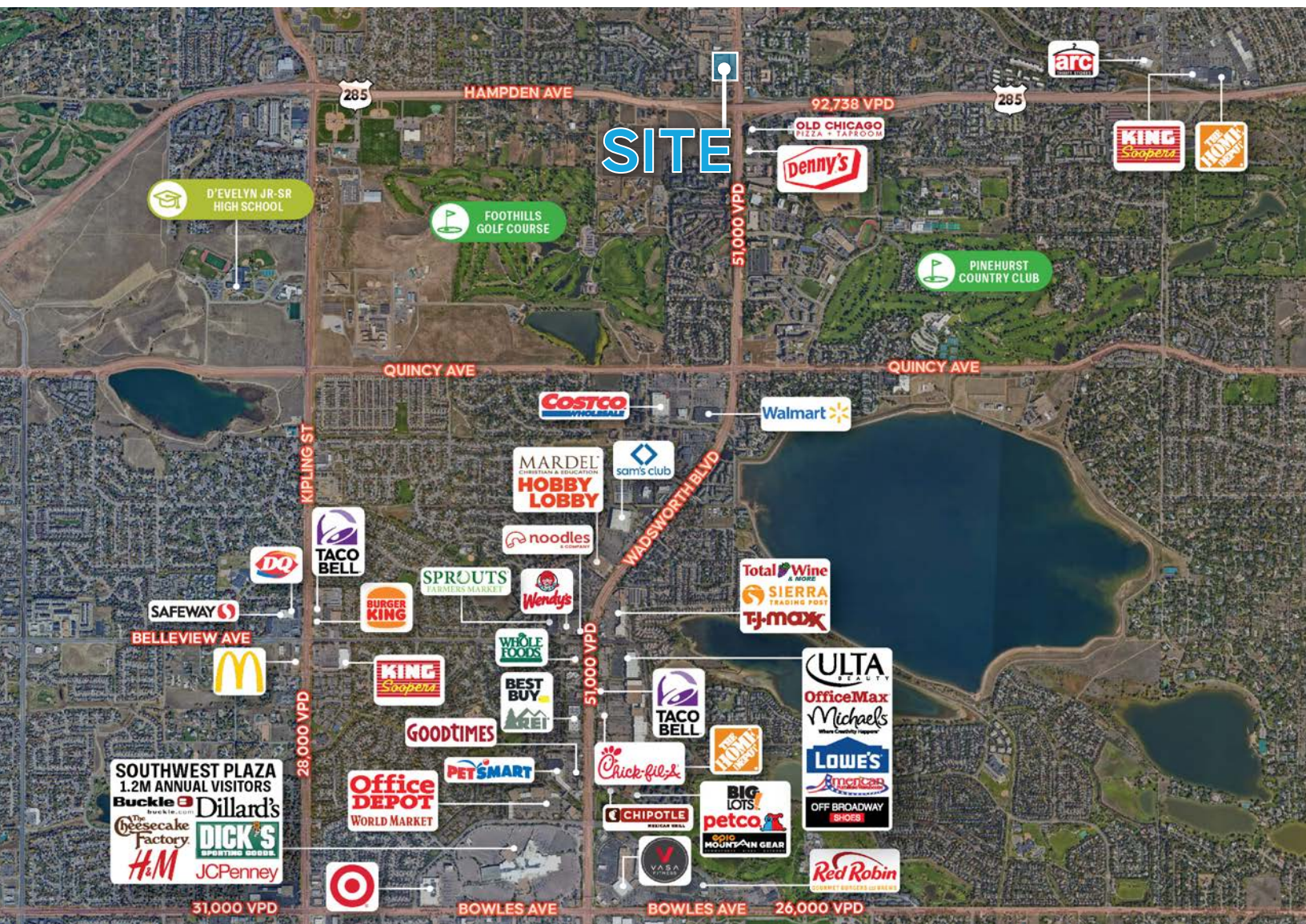
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DEMOGRAPHICS 2025	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	12,611	116,553	322,859
AVG HH INCOME	\$94,047	\$124,204	\$126,740
BUSINESSES	761	2,870	10,769
DAYTIME POPULATION (EMPLOYEES)	8,663	30,759	110,419

All information contained herein is from sources deemed reliable, but no warranty or representation is made as to its accuracy. Interested parties should independently verify all information, including but not limited to property details, zoning, availability, and statements of income and expenses, and should consult with their own advisors.

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