

499 S VANCE ST // LAKEWOOD, CO 80226



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LEGEND
PARTNERS ■■■

DOWNTOWN DENVER



DICK'S
SPORTING GOODS

DSW

HOBBY LOBBY

jamba

BAD ASS

CINEMARK

WHOLE
FOODS
MARKET

TARGET®

499 S VANCE ST

Chick-fil-A

499 S VANCE ST is positioned in the heart of Lakewood's thriving Belmar District, offering retailers and restaurateurs a strategic foothold within one of the Denver metro's most active and demographically vibrant mixed-use submarkets. Located at 499 S Vance Street, the property benefits from immediate proximity to established residential neighborhoods, major commuter corridors, and a growing base of urban professionals seeking walkable, amenity-rich retail and dining experiences.

The surrounding area blends Belmar's signature community energy with consistent infill activity, generating strong daily traffic from residents, commuters, and nearby employers. Belmar is known for its deep support of independent and experience-driven businesses, with neighboring corridors featuring neighborhood dining, specialty retail, fitness concepts, and cafés that thrive on loyal repeat visitation and a built-in local customer base.

As a previously operated restaurant space, 499 S Vance Street offers incoming tenants the rare advantage of existing commercial infrastructure within an established, high-traffic district — delivering functional kitchen buildout, configured utilities, and an efficient existing layout while tapping into Belmar's proven consumer demand. Its location provides quick access to downtown Denver, 6th Avenue, and major east-west and north-south arterials, enhancing visibility and convenience for both customers and staff.

For retail and food-and-beverage users seeking long-term stability, built-in demand, and alignment with a thriving, community-driven district, 499 S Vance Street presents a compelling opportunity to establish a durable presence in one of the western Denver metro's most sought-after neighborhood retail destinations.

PROPERTY OVERVIEW

Building Size: 8,000 SF

– Ground Floor & Mezzanine w/ Outdoor Patio

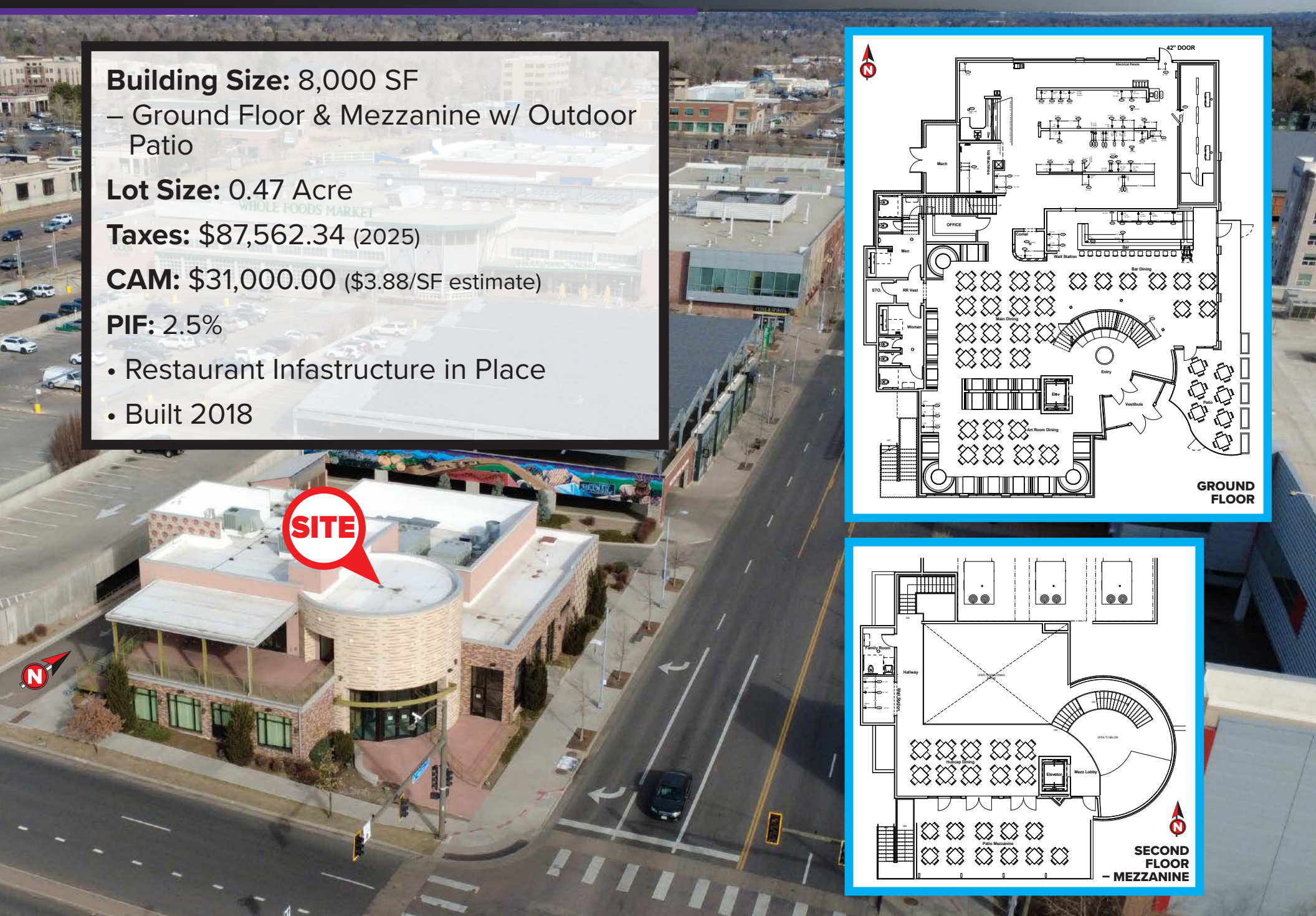
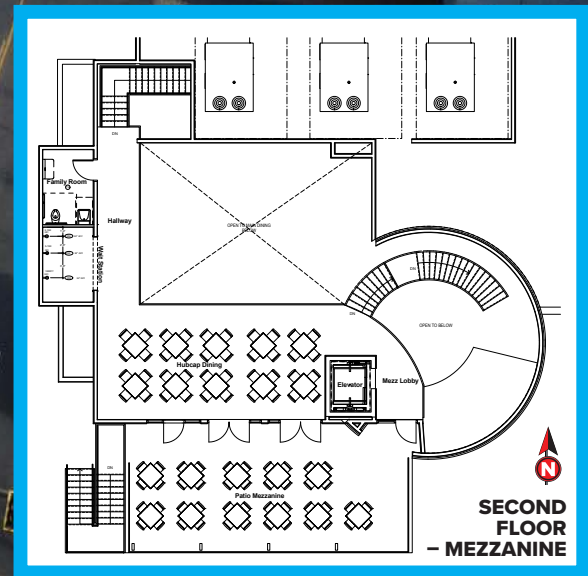
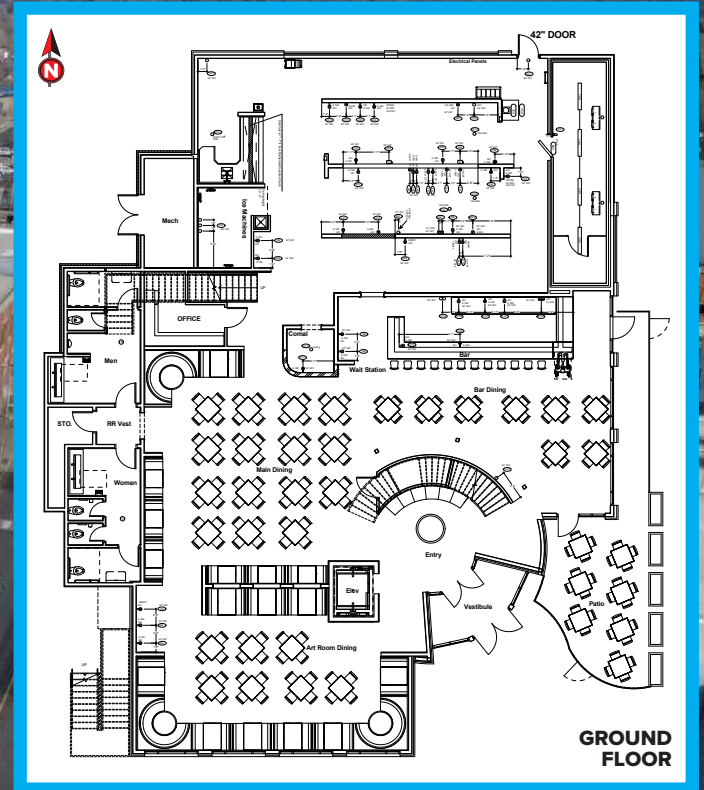
Lot Size: 0.47 Acre

Taxes: \$87,562.34 (2025)

CAM: \$31,000.00 (\$3.88/SF estimate)

PIF: 2.5%

- Restaurant Infrastructure in Place
- Built 2018



BELMAR TRADE AREA HIGHLIGHTS



- **Belmar Annual Visits: 7.5 Million** ([Click Here for full Placer.ai Report](#))
- **80+ shops, restaurants, fitness studios, and entertainment venues within the district**
- **Consistent year-round programming including farmers markets, outdoor concerts, and community events**
- **Walkable, street-activated retail environment designed to encourage lingering and repeat visits**
- **Strong concentration of local and independent operators alongside national tenants**
- **Dense surrounding residential base with thousands of households within walking distance**
- **Robust daytime population from nearby offices driving lunch and after-work traffic**
- **Direct access to W. Alameda Ave and S. Wadsworth Blvd — two of Lakewood's highest-volume corridors**
- **Light rail connectivity to the broader Denver metro area via nearby stations**
- **Belmar Park — a 155-acre urban green space — anchors the neighborhood and draws consistent recreational traffic**
- **Strong retail co-tenancy creates natural cross-shopping and extended dwell time**



SURROUNDING AREA & NEARBY RETAIL



INNOVATION

Olive Garden

smashburger

verizon

ihop

NOODLES & COMPANY

CHIPOTLE

BEST BUY

NORDSTROM RACK

THE RACK

DICK'S SPORTING GOODS

Jamba

WHOLE FOODS MARKET

DSW

CINEMARK

SUPER TARGET

Chick-fil-A

1-800 BANK

ROSS
DRESS FOR LESS
petco
Michaels
Where Creativity Inspires
OLD NAVY
ULTA
BEAUTY
KING
Soopers

SITE

LAKEWOOD
MODERN INTERIORS

Orange Theory
FITNESS

MARKET AERIAL



T.J. Maxx

SPROUTS
FARMERS MARKET

SUBWAY

Wendy's

Arby's

DOLLAR TREE

IN-N-OUT
BURGER

THE HOME DEPOT

TACO BELL

Alameda Ave

BURGER KING

BELMAR
900,000 SF (G.L.A.)

McDonald's

ROSS
DRESS FOR LESS
petco
Michaels
Where Creativity Happens
OLD NAVY
ULTA
BEAUTY
KING
Soopers

BELMAR
PARK

SITE

TARGET
NORDSTROM RACK
DSW
HOBBY LOBBY
CINEMARK
DICK'S
SPORTING GOODS
WHOLE FOODS
BEST BUY

Chick-fil-A

Panera
BREAD

Office
DEPOT

Sheridan Ave

Morrison Rd

Wadsworth Blvd

Mississippi Ave

SONIC
America's
Drive-In

KING
Soopers

Goodwill

Florida Ave

DEMOGRAPHICS & TRAFFIC



	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
2025 POPULATION	18,117	155,709	379,538
2025 DAYTIME POPULATION	19,110	137,040	377,517
2025 AVG HOUSEHOLD INCOME	\$101,165	\$106,560	\$121,331
2025 HOUSEHOLDS	7,671	60,461	158,696
2025 TOTAL BUSINESSES	970	5,349	15,815

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