

MISSION TRACE RETAIL BUILDING

EXCELLENT LAKWOOD LOCATION

 \$18.00/SF/NNN
Building C
1,365 RSF



3333 South Wadsworth Blvd
Lakewood, CO 80227



**Just one suite
available!
1,365 RSF**

BUILDING HIGHLIGHTS

- Mixed-Use Office/Retail Center
- Anchored by Natural Grocers
- Easy accessibility from S Wadsworth
- Close proximity to Highway 285
- High traffic corner at fully-lighted intersection




fairbairn
COMMERCIAL

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Building A & B 100% Occupied! Just ONE suite left in Building C.

Demographics



Population

1 MILE: 30,060

3 MILE: 169,715

5 MILE: 381,320



Traffic

S Wadsworth & W Girton: 53,899 VPD

S Wadsworth & US 285: 44,789 VPD

S Wadsworth & W Eastman: 47,342



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

06/28/21

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Join these tenants and more in this stable retail center!



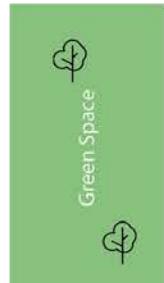
**BANGKOK THAI
Food 2**



BUILDING C

UNIT	SIZE (SF)	TENANT
C-105	2,123	Bardo Coffee
C-106	1,365	Available
C-107	2,033	Granny Scotts Pie Shop
C-109	1,342	Mission Trace Cleaners
C-111 and C-119	7,514	Precious Angels Preschool

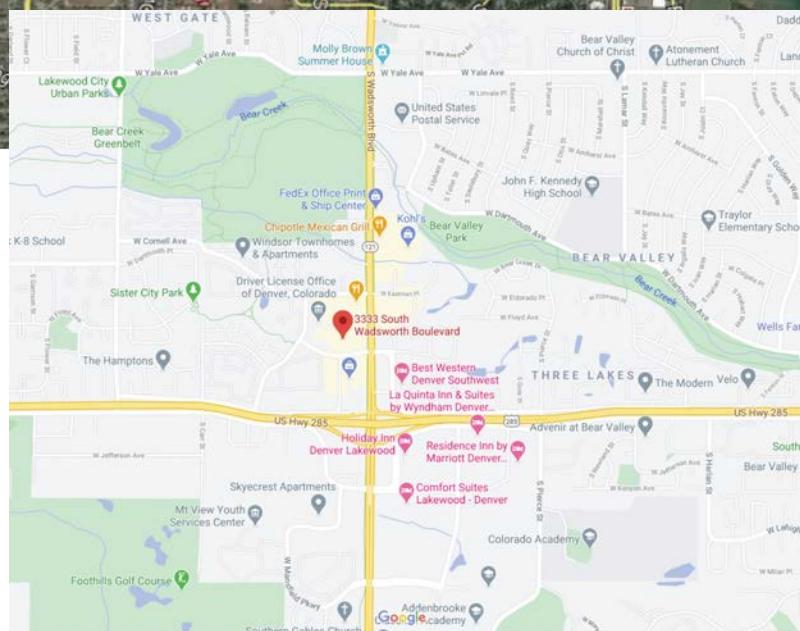
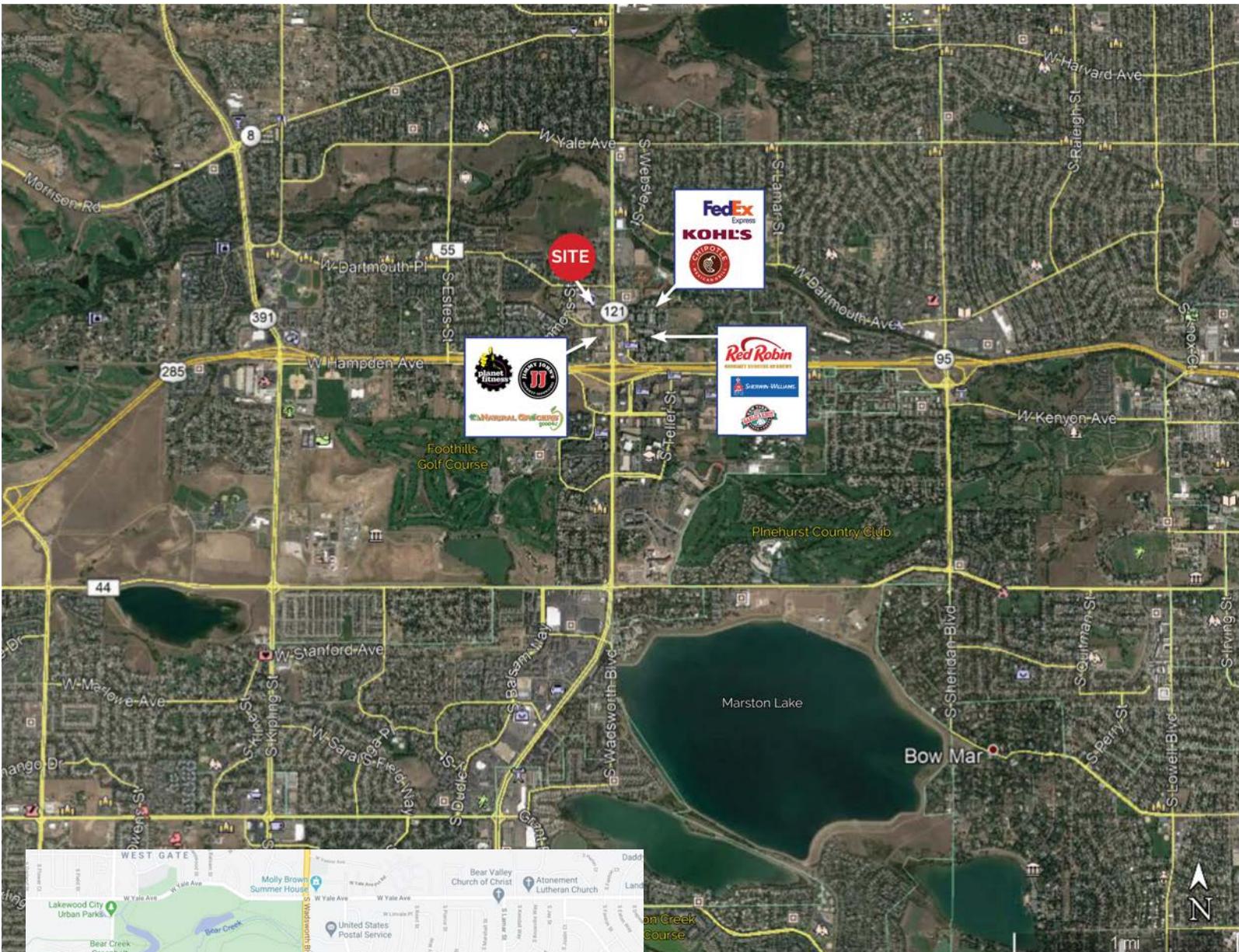
C-119: Precious Angels Preschool	C111: Precious Angels Preschool	C109: Mission Trace Cleaners	C107: Granny Scotts Pie Shop	C-106: Available 1,365 SF	C-105: Bardo Coffee
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- Many amenities close by: golf courses, hotels, restaurants, fitness centers
- Located at highly traveled intersection of S Wadsworth Boulevard and Highway 285
- Stable retail center with historically high occupancy and long-standing tenants

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C O M M E R C I A L

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