

Belmar Restaurant / Redevelopment Land

801 S Wadsworth Blvd | Lakewood, CO



FOR LEASE OR GROUND LEASE

AVAILABLE

7,056 SF on 1.971 Acres

LEASE RATE

Call Broker

NNN

Tenant to self-maintain & insure

PROPERTY TAXES

\$69,331.24 (2024)

ZONING

Lakewood M-C-U

[Click Here](#)

CITY/COUNTY

Lakewood/Jefferson

ABOUT THE PROPERTY

- Former Red Lobster available for lease or ground lease in the extremely attractive Belmar Submarket of Lakewood.
- Lakewood M-C-U zoning ([Click Here](#)) allows for a variety of retail uses, including restaurants with drive-throughs. Automotive uses such as gas station and car wash are not permitted.
- Full movement on Ohio allows for direct access to the signalized intersection of Wadsworth and Ohio.

TRAFFIC COUNTS

S Wadsworth

55,400 VPD

Year: 2024 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	18,491	148,313	362,711
Daytime Population	18,066	131,365	352,115
Avg. Household Income	\$98,038	\$95,541	\$105,545
Estimated Households	8,119	57,894	151,067

Year: 2024 | Source: Esri

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