

# SHERIDAN CENTER

95 S SHERIDAN BLVD. | LAKEWOOD, CO 80226



10,000 SF RETAIL  
FOR LEASE

SHERIDAN BOULEVARD - 42,931 VPD

**JOIN A DIVERSE TENANT MIX  
JUST 5 MILES TO DOWNTOWN DENVER!**



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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## Availability

- Listing Type: For Lease
- Pricing: Contact Broker
- Available: 10,000 SF

## Traffic Counts

- Sheridan Blvd.: 42,931 VPD

Source: 2024 MPSI Estimate



## Highlights

- Located just 5 miles, or a 12-minute drive to Downtown Denver
- Densely populated (22k in a 1-mile radius) and established trade area
- Only vacancy in the shopping center
- Located directly along Sheridan Blvd. with 42,931 VPD
- Join co-tenants such as Santiagos, DK Dental, Boost Mobile and more

No representations or warranties, expressed or implied, are made as to the accuracy of the information contained herein. Prospective tenant must independently verify the information and bears all risk for inaccuracies. Prices, terms, and availability are subject to change and/or withdrawal without notice

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## Site Plan



SUITE #	TENANT NAME
95A	
95B	<b>SANTIAGO'S</b>
95C	<b>DKDental</b>
<b>95</b>	<b>10,000 SF - AVAILABLE</b>
75	
75A	All Tax Multiservices
77	Articulos Religiosos San Cayetano
97	Top Queen Nails
99	West Alameda Liquors



## Demographics

	1 Mile	3 Miles	5 Miles
<b>Population</b>	22,269	177,466	482,209
<b>Average Household Income</b>	\$69,165	\$82,315	\$98,281
<b>Daytime Population</b>	3,565	64,715	323,744

Source: CoStar

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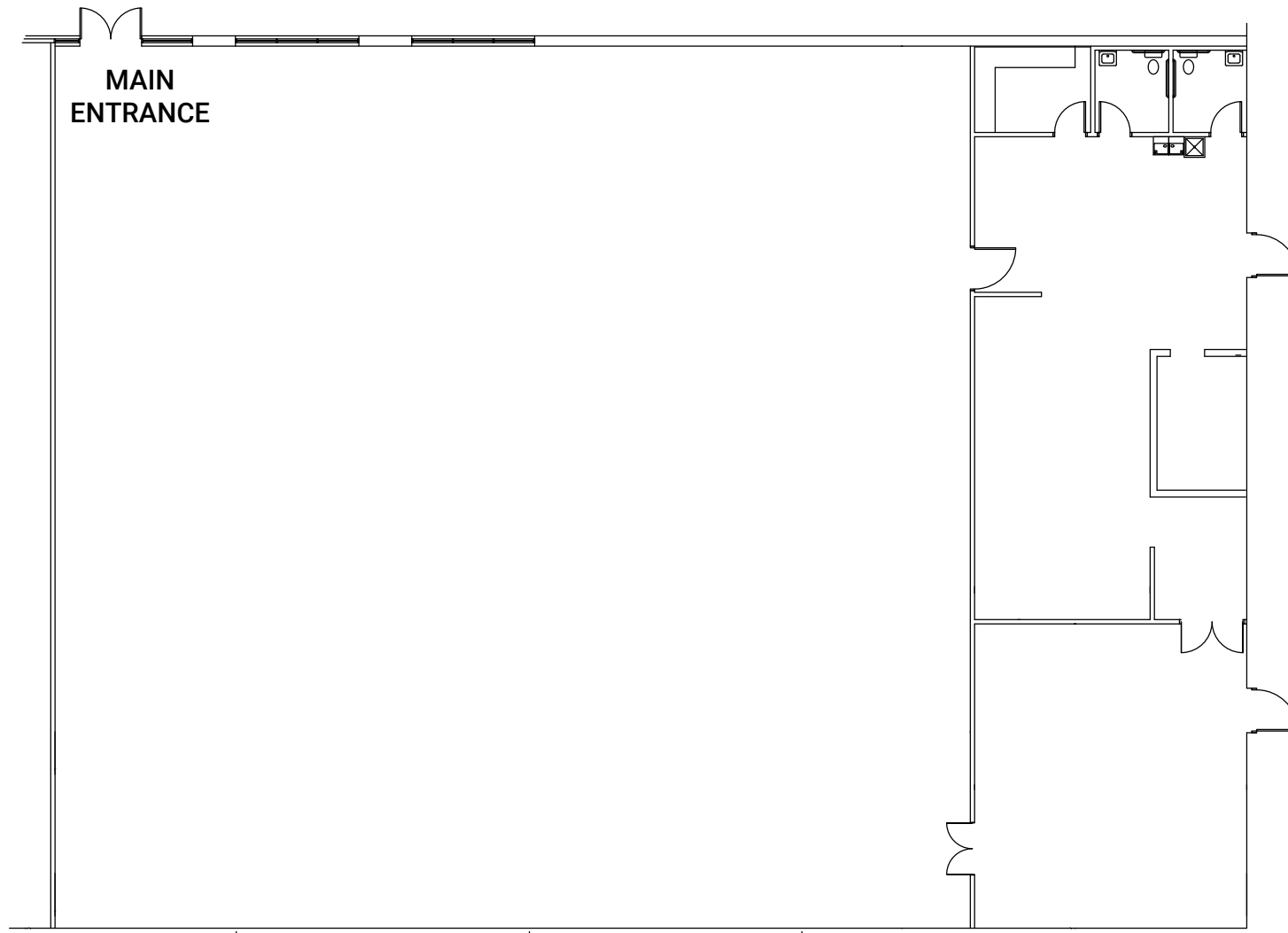
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## Floor Plan



Lakewood Country Club

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Sheridan Boulevard

Walmart+  
PET SMART

O'Kane Park

W. 1st Avenue

S. Wadsworth Boulevard

TJ-maxx  
planet fitness  
SPROUTS FARMERS MARKET  
Starbucks

W. Bayaud Avenue

IN-N-OUT BURGER

THE HOME DEPOT

AutoZone

O'Reilly AUTO PARTS  
Shell  
TACO BELL

W. Alameda Avenue

petco  
BUFFALO WILD WINGS  
ULTA BEAUTY  
KING Scoopers  
Michaels  
ROSS DRESS FOR LESS

Heritage Lakewood  
Belmar Park

BEST BUY  
NORDSTROM rack  
WHOLE FOODS MARKET  
target  
BELMAR DOWNTOWN LAKEWOOD  
DSW  
HOBBY LOBBY  
PF GIANGS  
Staples

S. Harlan Street

Deane Elementary

CHASE

Ray Ross Park



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