



For sublease

8,700 SF End-Cap Retail Space Available

 **JLL** SEE A BRIGHTER WAY

Floorplan



Lamar Station Plaza

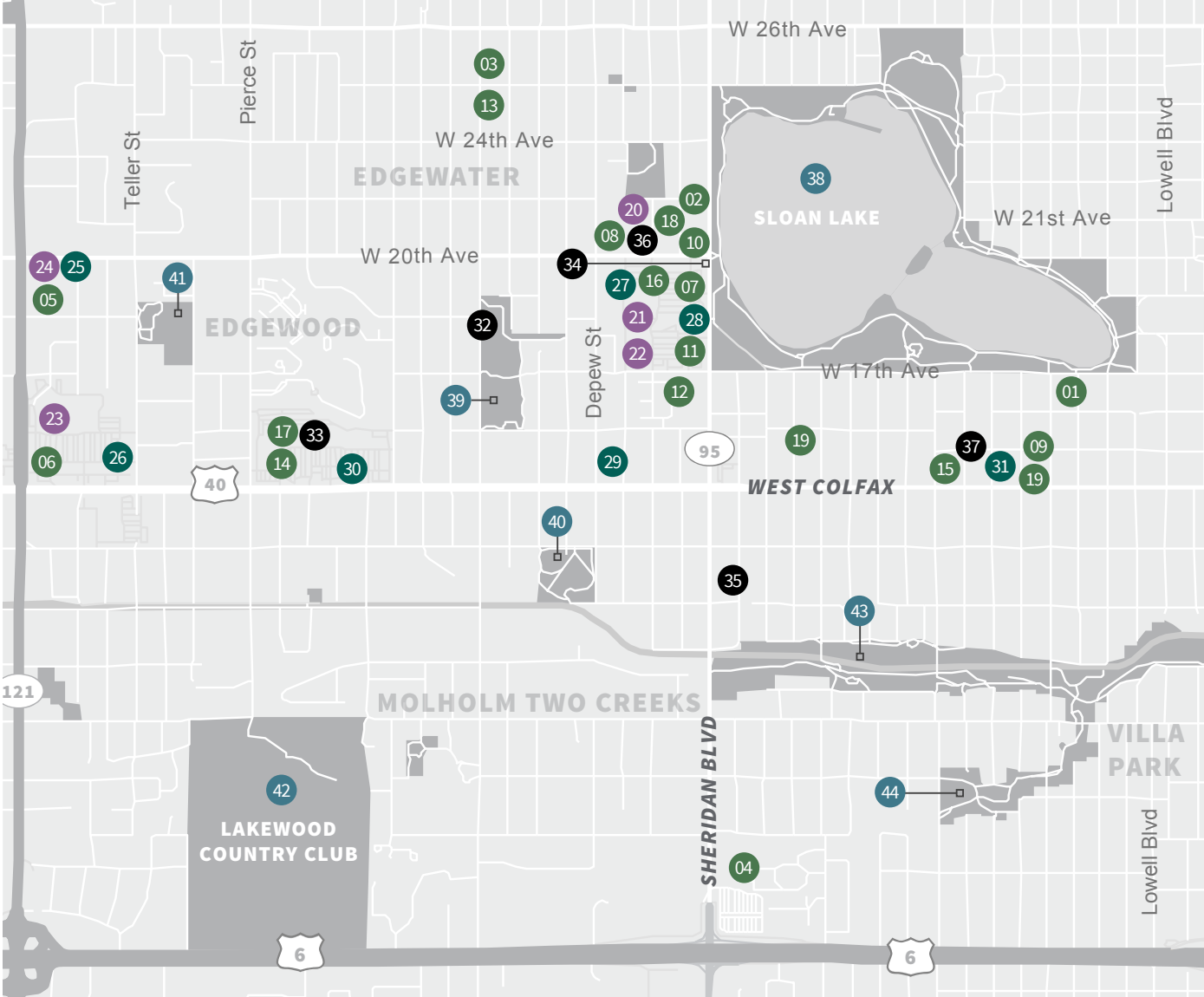


Property Highlights

- 8,700 SF end-cap available for sublease
- LXD is 3/31/2028
- Located within Lamar Station Plaza
- Former Hopebridge Autism Therapy Center
- Join Casa Bonita, Ross, Dollar Tree, Dutch Bros Coffee, Planet Fitness, and more!
- Convenient access to Lamar Station



Amenities Aerial



DINE & DRINK

- | | |
|---------------------------------|---------------------------------|
| 1 Odell Brewing | 11 Shiso Sushi & Oyster Bar |
| 2 Rupert's at the Edge | 12 Beyond Thai Edgewater |
| 3 Edgewater Beer Garden | 13 Sloan's Bar & Grill |
| 4 Los Carboncitos | 14 Dutch Bros Coffee |
| 5 Deli Italia Pizzeria & Market | 15 Little Man Ice Cream Factory |
| 6 Chipotle | 16 Crumbl Cookies |
| 7 Chick-fil-a | 17 WestFax Brewing Company |
| 8 Shake Shack | 18 Joyride Brewing Company |
| 9 Tap & Burger Sloan's Lake | 19 Barfly |
| 10 Ohana Grille | |

GROCERY STORES

- | | |
|----------------------------|--------------------------------|
| 20 Edgewater Public Market | 23 Walmart |
| 21 King Soopers | 24 European Market of Lakewood |
| 22 Target | |

RETAILERS

- | | |
|-----------------------|-----------------------------|
| 25 Home Depot | 29 Gold Boys Clothing |
| 26 Schwab Cycles | 30 Red Herring Art & Supply |
| 27 Abstract Edgewater | 31 Alamo Drafthouse Cinema |
| 28 Players Café | |

FITNESS / ACTIVITIES

- | | |
|-----------------------------|------------------------------|
| 32 Edgewater Fitness Center | 35 Denver Paddle Boards |
| 33 Planet Fitness | 36 YogaSix |
| 34 Orange Theory | 37 F45 Training-Sloan's Lake |

PARKS


- | | |
|-----------------------|----------------------------|
| 38 Sloan Lake | 42 Lakewood Country Club |
| 39 Walker-Branch Park | 43 Lakewood/Dry Gulch Park |
| 40 Mountair Park | 44 Joseph P Martinez Park |

Guy Lachman

Vice President

Guy.Lachman@jll.com

+1 917 499 9331

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