

5690

W Alameda Ave
Lakewood, CO 80226

RETAIL FOR LEASE
6,800 SF STOREFRONT
RATE REDUCED!

GREAT EXPOSURE ON W ALAMEDA – MONUMENT SIGN AND AMPLE PARKING



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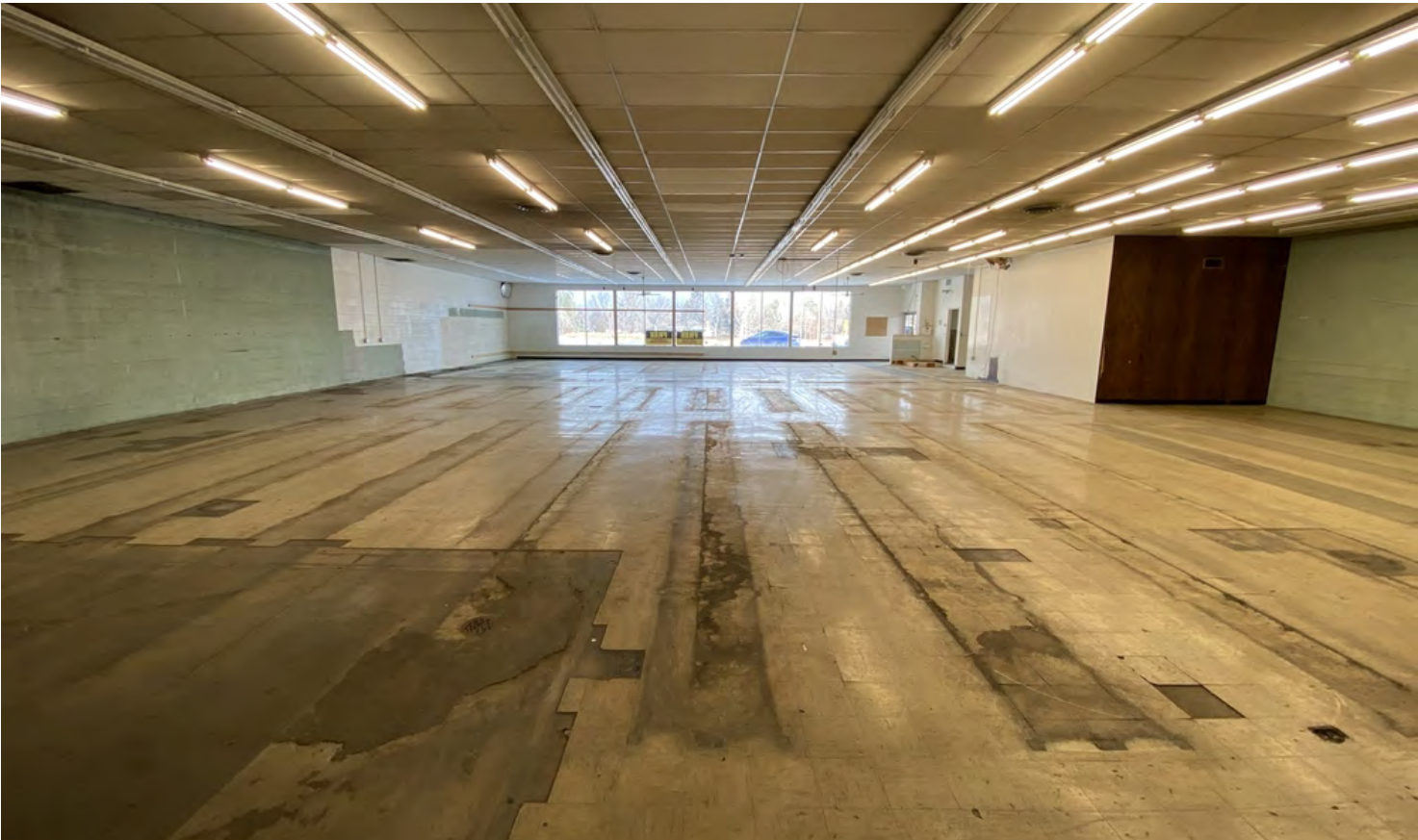
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$12/SF NNN
	\$11/SF
NNN (Est.)	\$5.08/SF
Available SF:	6,800
Lot Size:	1.05 Acres
Year Built:	1964
Loading:	Double Man Door
Zoning:	M-G-U
City/County:	Lakewood/Jefferson

PROPERTY OVERVIEW

Fantastic retail space for lease near the corner of 2 major thoroughfares, W Alameda Ave and Sheridan Blvd. Formerly an Advanced Auto Parts, the unit has a large retail footprint with more than ample parking and great exposure via a large monument sign and frontage. A Blank space for a new or established retailer to create a new space in a growing area. Call Greg or Earl for more details.

PROPERTY HIGHLIGHTS

- Great Retail Space in Fantastic Location
- Excess Parking on Front and Side
- Loading Via Double Man Door on the side
- Back Inventory area
- Water Access and Ample Power
- Large monument sign
- 2 Offices and 2 restrooms

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.

ADDITIONAL PHOTOS



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W Alameda Ave

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S Eaton St

S Eaton St

S Depew St

S Depew St

Midas repair shop

SLP Auto Glass & Windshield Replacement

Discount Gas & Convenience Store

Parking

5690 W Alameda Ave, Lakewood, CO 80226

Chase Mortgage

Chase Bank

Eaton Senior Communities

