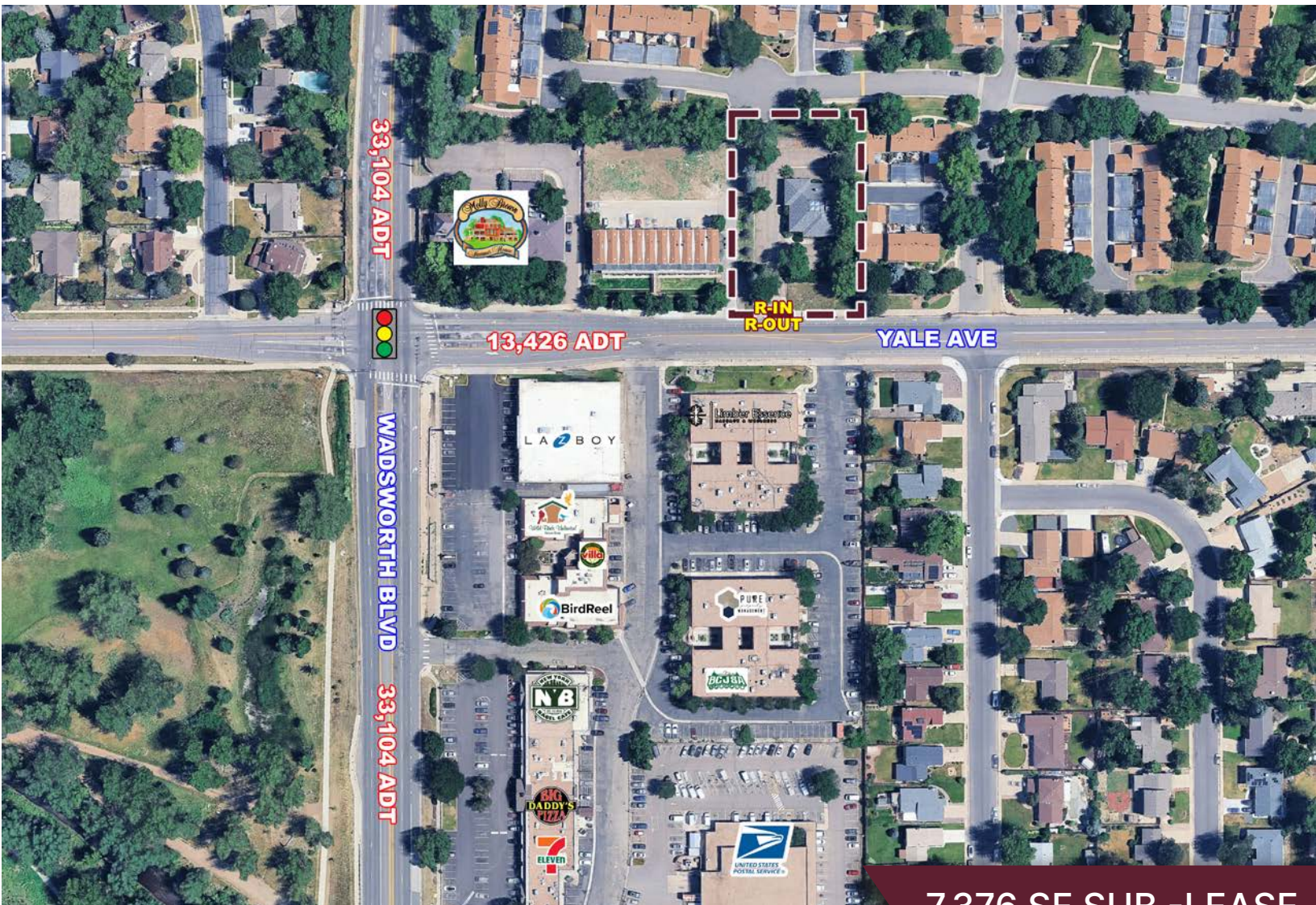


7515 W Yale Avenue

NWC Yale Avenue & Wadsworth Boulevard | Lakewood, Colorado

SH

SullivanHayes
BROKERAGE



7,376 SF SUB -LEASE

Property Details

- Ideal for dental, medical, or professional healthcare practices
- 7,376 SF former dental space for sub-lease
- Located in a dense residential area with high household incomes
- Contact brokers for sub-lease information

Wyatt Baizer
720.382.7323
wbaizer@sullivanhayes.com

Grant Maves
720.382.7511
gmaves@sullivanhayes.com

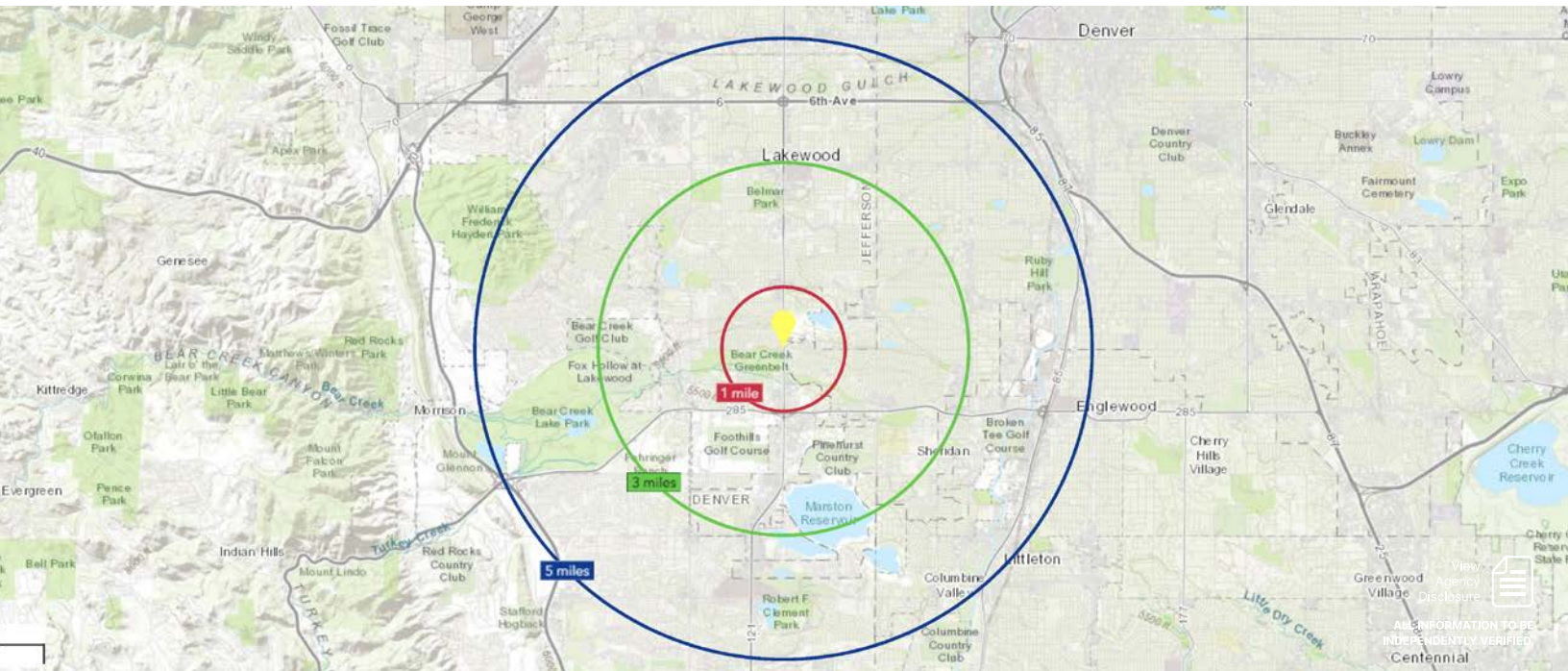
TRADE AREA



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DEMOGRAPHICS



DEMOGRAPHICS

Category	One Mile	Three Miles	Five Miles
Population	13,104	126,352	335,649
Est Population 2029	13,186	127,380	338,504
Avg Household Inc	\$137,471	\$117,249	\$121,582
Households	5,707	51,237	133,031
Daytime Population	4,113	30,352	127,783
Number of Businesses	574	3,209	12,184

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