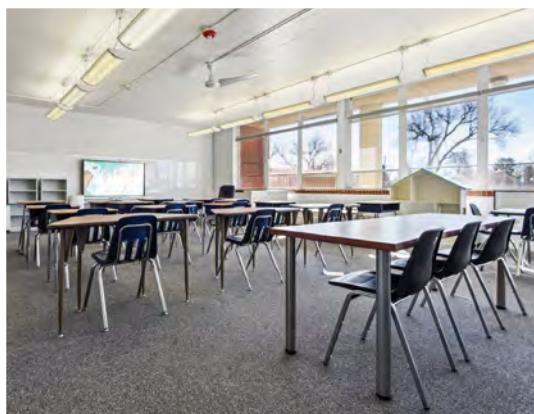


AVAILABLE FOR LEASE



38,782 SF Education Facility for Lease in Lakewood



Katie Hummer
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Tom Omdal
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(573) 881-4363

1100 Upham Street, Lakewood, CO 80214

(Formerly Wellspring Catholic Academy of St. Bernadette)

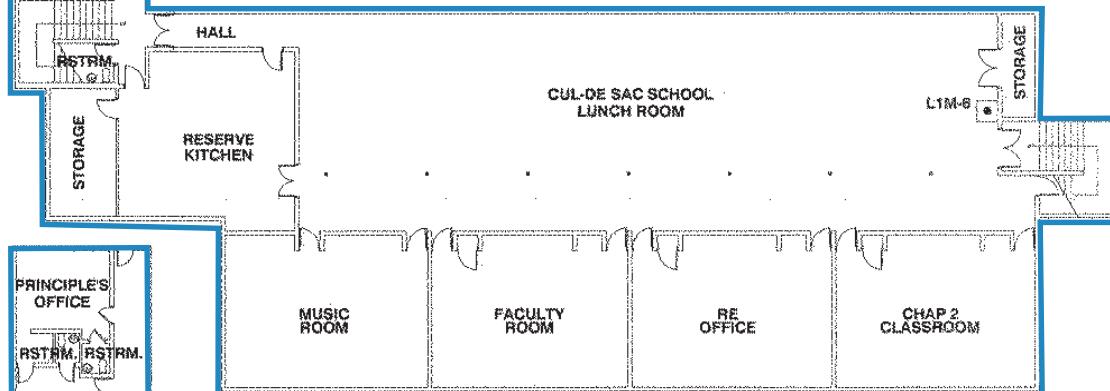
- Turnkey for K-8 with "E" Occupancy and available now
- 18 classrooms, library with stage, gym, cafeteria, and offices
- 2 classrooms recently licensed for early childhood education
- Large outdoor play area with several basketball goals and playground area, also a separate baseball field
- Two blocks from 13th/Wadsworth Light Rail station
- Easy access from 6th Avenue

Contact Broker for Lease Rate

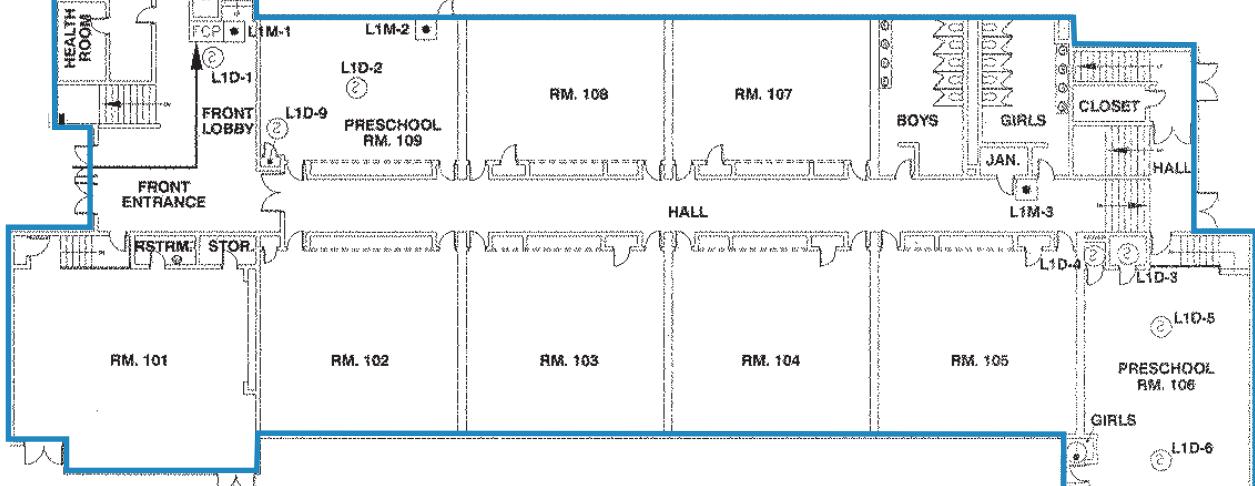


1100 Upham Street
Lakewood, CO 80214

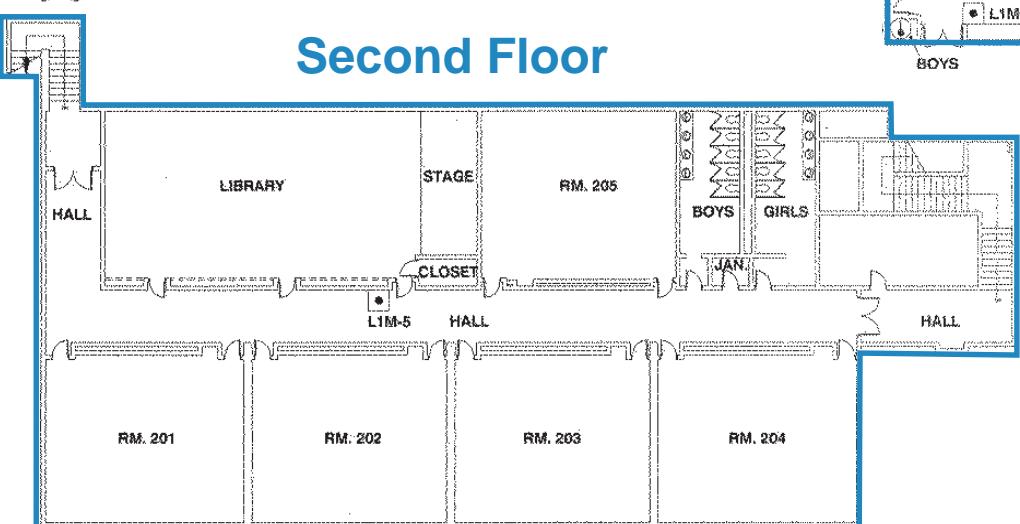
Basement



First Floor



Second Floor



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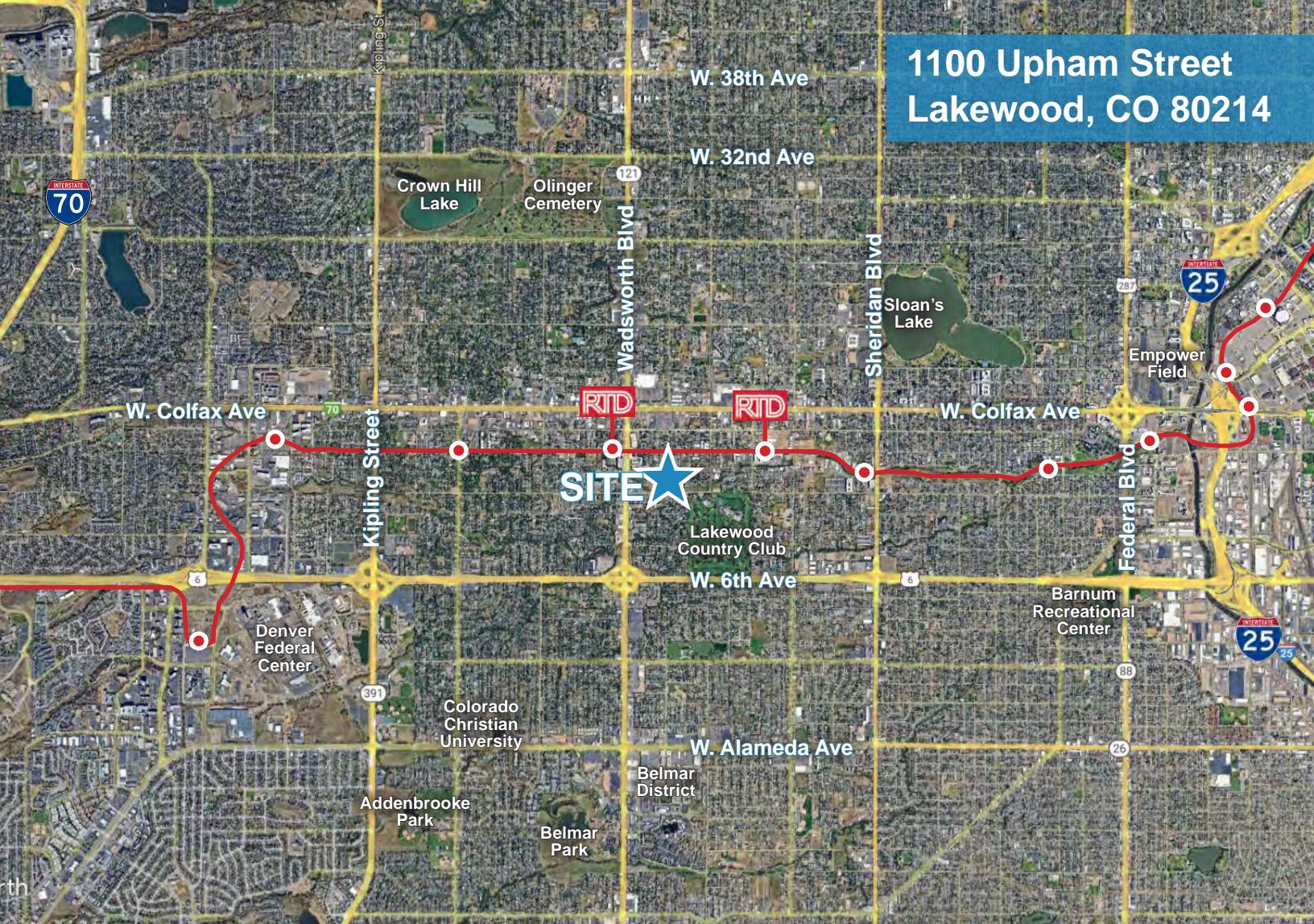


Total Usable Space	38,782 SF
Total Land Size	6.24 Acres
Year Built / Renov.	1953/ 1985
Zoning	M-R-U (w/ E Occupancy)
County	Jefferson
Parking	Surface Spaces

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population (2024)	15,862	144,711	404,422
Pop. Age 0-14 (2024)	23,277	61,462	184,753
Median Age	38.2	37.6	37.3
Total Households (2024)	7,431	62,525	179,834
Median HH Income	\$53,480	\$69,744	\$78,973



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