

# 12009

## W. Alameda Dr.

LAKWOOD, CO 80228

**FOR SALE OR LEASE**



### Freestanding Retail Opportunity Lakewood, CO

#### Property Overview

- Freestanding retail building at the high-traffic intersection of West Alameda & Union Boulevard in Lakewood.
- Flexible layout suitable for a variety of retail or service uses - turnkey opportunity to reposition a former Point S Tire Auto Service.
- Exceptional visibility and signage potential on one of Lakewood's busiest corridors.
- Ample on-site parking and easy customer access.
- Rare owner-user or investor opportunity in a dense, established west metro neighborhood.



Building Size	2,135 SF
Lot Size	16,908 SF
Parking	14 Spaces
Zoning	M-G-S
Property Taxes	\$14,214.36
City/County	Lakewood/Jefferson
Year Built	1963

**SALE PRICE: \$615,000 (\$288/SF)**  
**LEASE RATE: \$19/SF NNN**  
**(NNN est. - \$9.41/SF)**

Photos



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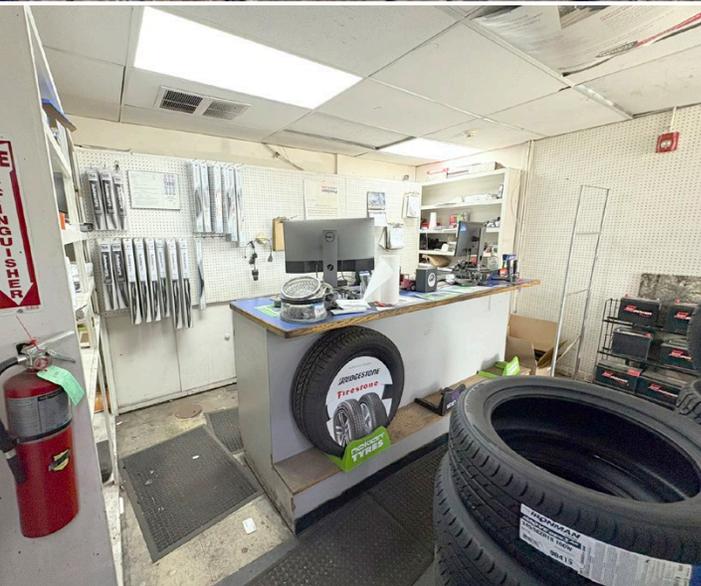
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**BUSINESSES ON UNION**

- CHIPOTLE
- JOSE O'SHEAS
- TOKYO JOE'S
- NOODLES & CO
- DENNY'S
- JASON'S DELI
- OLD CHICAGO
- CHOPSTICKERS
- DUTCH BROS COFFEE
- QDOBA
- DEL TACO
- GOODTIMES
- ...and more

- KING SOOPERS
- ACE HARDWARE
- 24 HOUR FITNESS
- PIZZA HUT
- PHO HAU
- DUNKIN DONUTS
- ...and more



<b>DEMOGRAPHICS</b>	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<b>POPULATION</b>	16,131	91,207	230,451
<b>MEDIAN AGE</b>	36.2	40.3	39.3
<b>AVG HH INCOME</b>	88,175	\$107,972	102,694
<b>AVG HOME VALUE</b>	\$415,474	\$527,593	\$512,628