

FREE-STANDING RETAIL BUILDING

FOR LEASE

1920 Wadsworth Blvd., Lakewood, CO 80214



PROPERTY DESCRIPTION

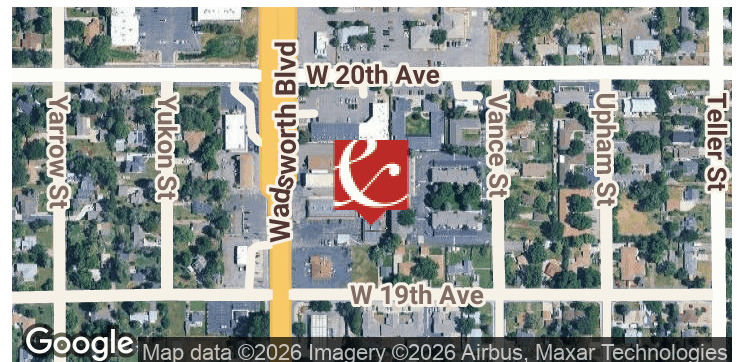
3,000 SF former dive-shop and recreation vehicle/motorcycle sales/service/repair

PROPERTY HIGHLIGHTS

- Great signage exposure and parking north of Colfax on Wadsworth
- OH door in rear with parking east and west
- Storage shed attached
- Prominent monument signage position available
- Public transportation within walking distance
- Strong daily traffic counts
- Ample parking
- Locally managed
- Each unit has own HVAC, separate gas & electricity meter, and bathroom.
- Join Appliances, Massage Spa

OFFERING SUMMARY

Building Size:	10,015 SF
Available SF:	3,000 SF
Lease Rate:	\$15.00 SF/YR NNN (\$6.25)



CHARLES NUSBAUM

Antonoff & Co. Brokerage, Inc.
CO #EA040028301
303.454.5420
cnusbaum@antonoff.com

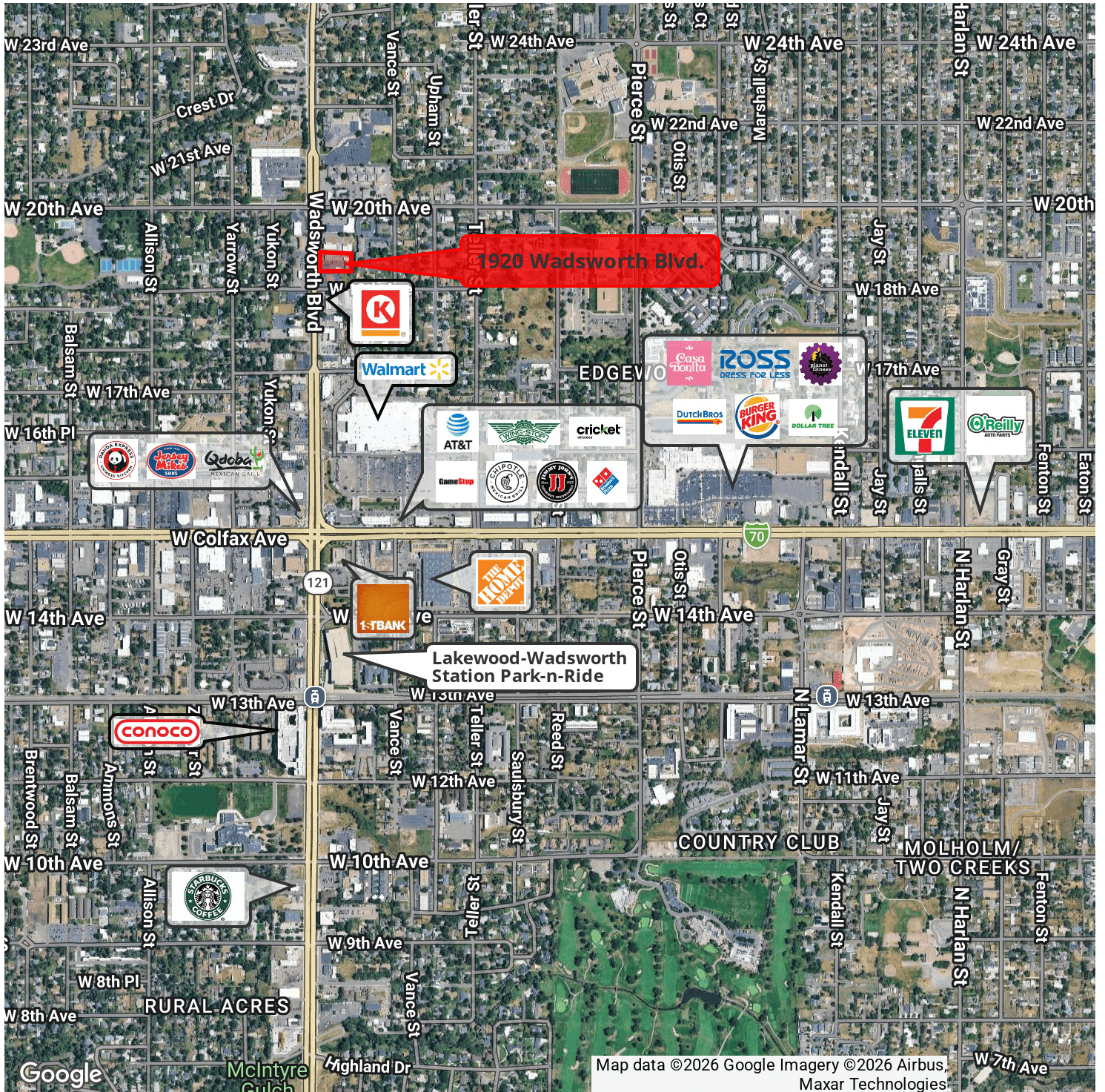
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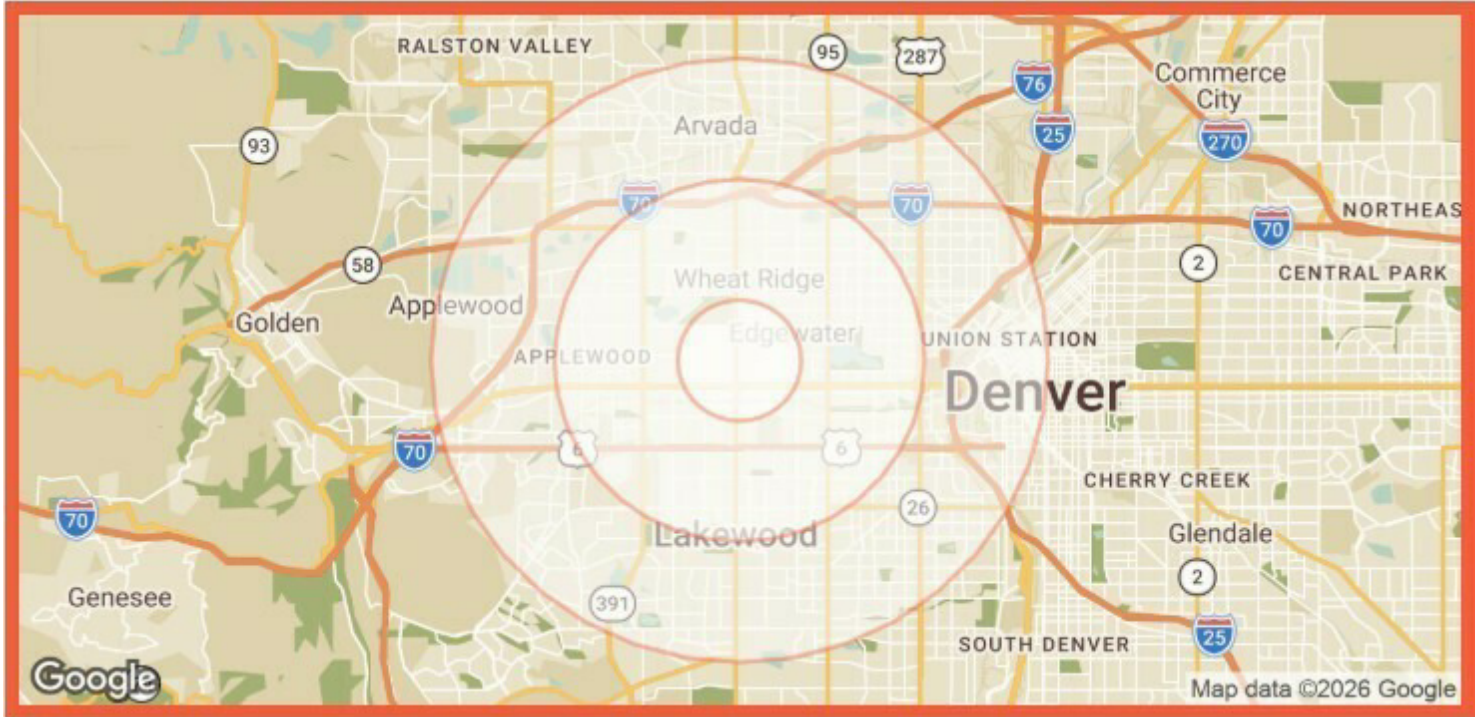
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	15,705	143,502	394,243
2024 Average Household Income	\$80,779	\$100,493	\$103,608
Businesses	1,199	8,833	29,937
Employees	9,106	68,665	280,002

TRAFFIC COUNTS

N. Wadsworth Blvd. N of W. 20th Ave.	46,515/vpd
Wadsworth Blvd. S of W. 17th Ave.	43,633/vpd
Wadsworth Blvd. S of W. 20th Ave.	40,890/vpd

Demographics and Traffic Counts provided by CoStar

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