

NORTH BEAR CROSSING

2585-2599 S Lewis Way, Lakewood, Colorado



NORTH BEAR CROSSING
2599 S LEWIS WAY,
LAKEWOOD, CO 80227, USA



SUITE	TENANT	SF
5A	Pacific Dental Services	4,572
5C	Dumpling Legend	2,350
6A-B	Available	3,538
6C	Sport Clips	1,170
6D	Bear Creek Nails	1,170
6E	Five Star Cleaners	1,760
H	Two Angels Liquors	3,812
7A	Dominos	1,200
7B	Kickstand Fix	1,255
B2	F45	2,853
7C	Green Mountain Beer	4,755
PAD	KFC/A&W (Ground Lease)	3,400

SITE LEGEND	
■	Available
■	Occupied
	Not A Part
	Site Boundary

DEMOGRAPHICS

POPULATION



1 Mile:	11,185
3 Mile:	102,248
5 Mile:	270,361

EMPLOYEES



1 Mile:	2,125
3 Mile:	29,443
5 Mile:	96,107

AVG. HH INCOME



1 Mile:	\$141,098
3 Mile:	\$133,416
5 Mile:	\$128,218

HOUSEHOLDS



1 Mile:	4,975
3 Mile:	43,739
5 Mile:	110,733

TRAFFIC COUNTS



Kipling n/o Morrison:	40,958 vpd
Morrison e/o Kipling:	11,775 vpd

Eli Boymel

303 506 4094 | eboymel@creginc.com

Rich Hobbs

303 594 4043 | hobbs@creginc.com

3,538 SF restaurant space available

Signage facing Kipling Parkway

Rapidly growing trade area with high traffic counts

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