

NORTH BEAR CROSSING

2585-2599 S Lewis Way, Lakewood, CO 80227



SUITE	TENANT	SF
5A	Vacant	4,572
5C	Dumpling Legend	2,350
6A-B	Moes BBQ	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

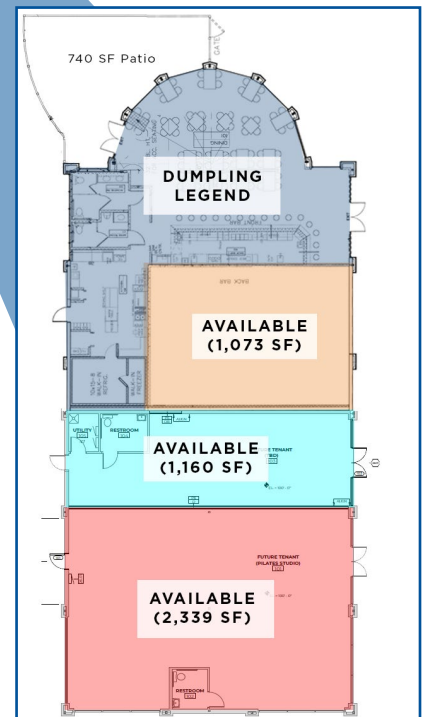
SITE LEGEND	
Orange square	Available
Blue square	Occupied
Grey square	Not A Part
Red dashed line	Site Boundary

PROPERTY OVERVIEW:

- 1,073 - 4,572 SF available

FEATURES:

- Signage facing Kipling Parkway
- Strong demographics
- Rapidly growing trade area
- High traffic counts



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DEMOGRAPHICS

POPULATION

1 Mile:	10,485
3 Mile:	100,011
5 Mile:	270,452

EMPLOYEES

1 Mile:	1,966
3 Mile:	29,536
5 Mile:	96,938

AVG. HH INCOME \$

1 Mile:	\$140,883
3 Mile:	\$133,573
5 Mile:	\$127,593

HOUSEHOLDS

1 Mile:	4,642
3 Mile:	42,510
5 Mile:	110,669

TRAFFIC COUNTS

Kipling Pkwy n/o Morrison:	42,336 vpd
Morrison Rd e/o Kipling:	13,078 vpd

Disclosure Agreement

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