

457 Wadsworth Blvd - Available Space

Lakewood, Colorado 80226
Proposed Renovation



AVAILABLE SPACE

END CAP	1,940 SF
RATE	\$18 / sf
NNN	\$4.50 / sf

Estimated Average Traffic Count

Wadsworth Blvd No & W 5th Ave (2004)	66,000 VPD
Wadsworth Blvd So & W 5th Ave (2000)	57,268 VPD

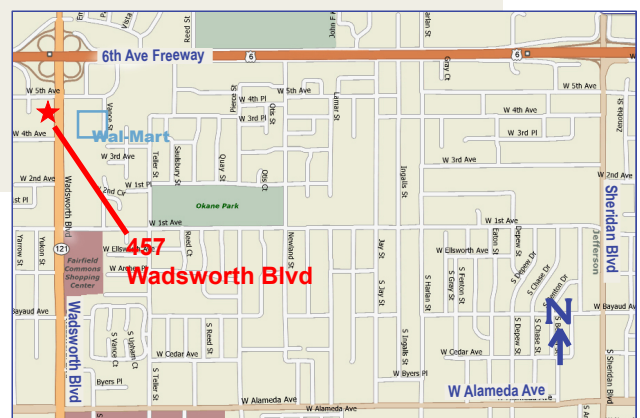
Area Demographics (2007)	1-Mile	3-Miles	5-Miles
Population	12,224	133,182	349,600
Average HH Income	\$63,378	\$56,663	\$62,053

Sources of Traffic Counts, Demographics:
CoStar Traffic (2004, 2000), CoStar Demographics (10-12-2007)

457 Wadsworth Blvd is a small retail center conveniently located on Wadsworth Blvd in a mature, densely populated area with exceptional traffic counts. It has easy access to and from the 6th Ave freeway and Wadsworth Blvd.

- Across From the New Wal-Mart SuperCenter
- Exterior Renovation Starting November 2007
- Parking Ratio 6/1000
- Excellent Visibility

See reverse side for aerial detail



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