



1060 BANNOCK ST., SUITE 300
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SPECIFICATIONS



OFFICE DEPOT ANCHORED NEIGHBORHOOD SHOPPING CENTER. LOCATED AT THE NORTHEAST CORNER OF WADSWORTH BOULEVARD AND WEST OHIO AVENUE IN LAKWOOD. CENTER HAS HIGH TRAFFIC COUNTS AND GREAT VISIBILITY.

TOTAL SF: 44,983 SF
AVAILABLE SF: 6,500 SF
PARKING SPACES: 203 TOTAL
PARKING RATIO: 4.51/1000
YEAR BUILT: 1992



TRAFFIC COUNTS:

NORTH/SOUTH ON WADSWORTH BLVD. AT VIRGINIA AVE: 55,168 CARS / DAY
(FULL MOVEMENT LIGHTED INTERSECTION)

DEMOGRAPHICS: (BASED ON 2010 US CENSUS)

	1 MILE	3 MILE	5 MILE
2010 EST. AVERAGE HOUSEHOLD INCOME	\$70,673	\$67,659	\$67,677
2010 EST. MEDIAN HOUSEHOLD INCOME	\$58,835	\$55,940	\$55,351
2010 POPULATION	16,212	146,286	355,827
2015 POPULATION PROJECTION	16,790	150,058	367,339

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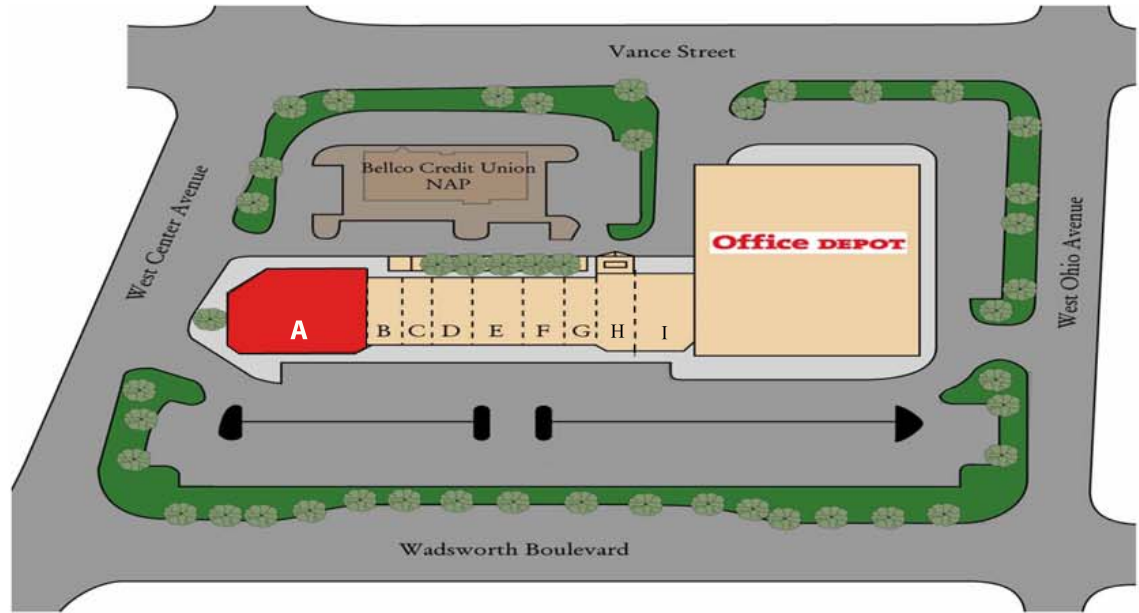
RETAIL SPACE
FOR LEASE

LAKEWOOD CITY CENTER

650 S. WADSWORTH BLVD
LAKEWOOD, CO



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SUITE	TENANT	SF	SUITE	TENANT	SF
A	AVAILABLE	6,500	F	OP NAILS	1,300
B	GREAT CLIPS	1,300	G	CONTINENTAL CLEANERS	1,300
C	Fo Yo YOGURT	1,170	H	FIREHOUSE SUBS	1,876
D	JENNY CRAIG	2,080	I	FUTONS	2,674
E	CONTINENTAL LIQUOR	1,950		OFFICE DEPOT	24,883



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