

RETAIL SPACE

FOR LEASE

2,213 - 5,233

MISSION TRACE SHOPPING CENTER

3333 SOUTH WADSWORTH
LAKEWOOD, CO 80227



1060 BANNOCK ST., SUITE 300
DENVER, COLORADO 80204
PHONE 303.592.7300
FAX 303.592.7305
WWW.AXIORE.COM



**PRIME GROCERY ANCHORED RETAIL CENTER WITH GREAT EXPOSURE.
HIGH TRAFFIC COUNTS, LIGHTED INTERSECTION.
HIGH DAYTIME & NIGHTTIME POPULATIONS.
HOME TO THE ORIGINAL RED ROBIN RESTAURANT.**

AVAILABLE SPACES: 104B - 2,123 SF END-CAP RETAIL/OFFICE BUILDOUT
117C - 2,542 SF OFFICE / RETAIL SPACE
119C - 2,691 SF BUILT OUT DAY CARE / RETAIL SPACE

DEMOGRAPHICS (2010 ESRI)

	1 MILE	3 MILE	5 MILE
POPULATION	12,497	111,899	312,853
EMPLOYEE POP.	6,970	58,438	156,042
MEDIAN HH INC.	\$60,016	\$66,413	\$65,708

TRAFFIC COUNTS (CDOT 2007)

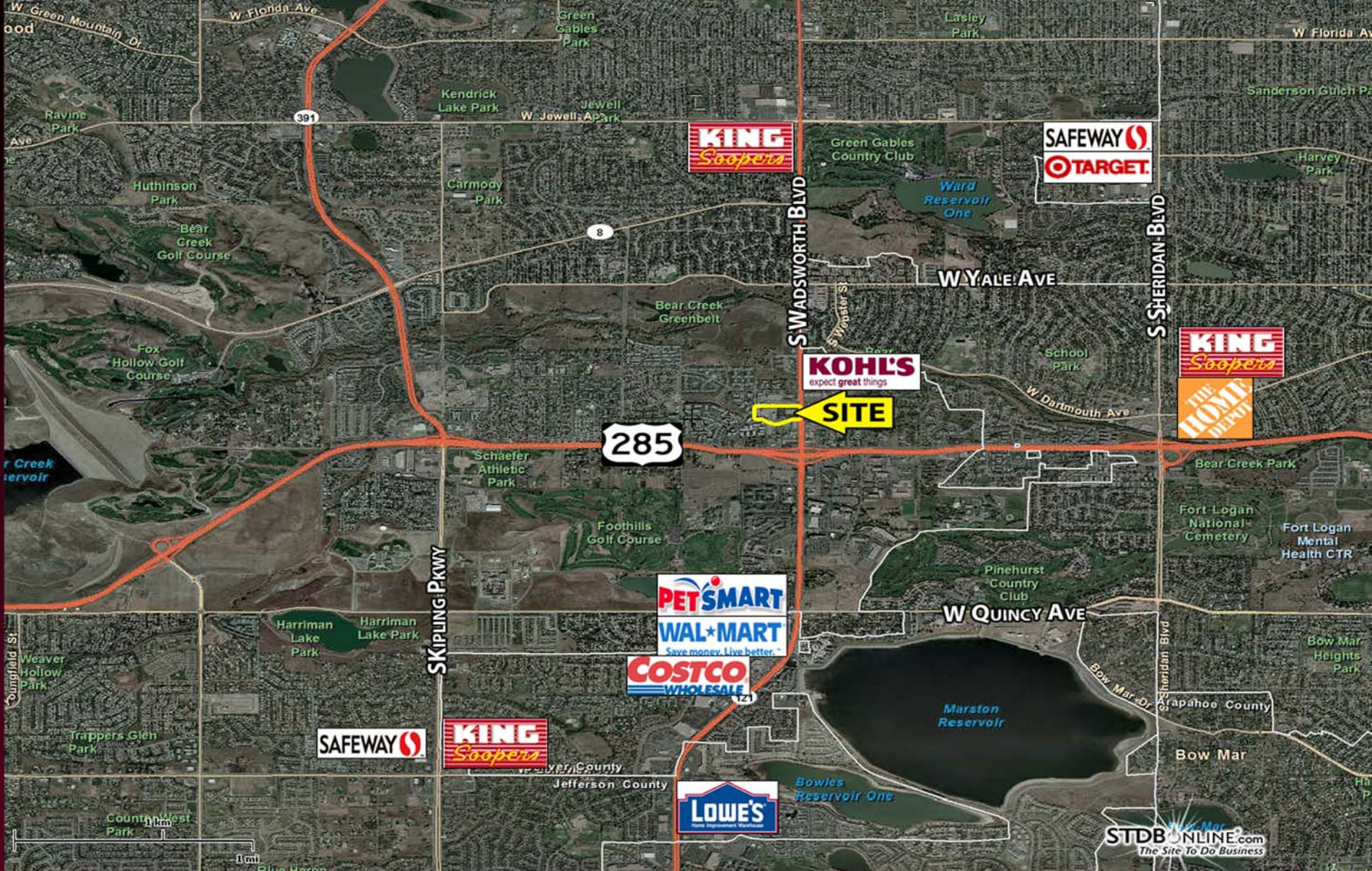
63,700 VPD (ON HAMPDEN AVE EAST OF WADSWORTH BLVD)
53,400 VPD (ON WADSWORTH BLVD SOUTH OF HAMPDEN AVE)
48,200 VPD (ON WADSWORTH BLVD NORTH OF HAMPDEN AVE)

SUITE	TENANT	SUITE	TENANT
101A	Pad Thai	103B	Red Robin
102A	Driver Ed Academy	104B	AVAILABLE
103A	Philly Steak Subs Shop	105C	
104A	Electronic Innovators	106C	Forms Direct
106A	Affinity Healthcare	107C	Granny Scott's Pie Shop
111A	Trading Post Liquors	109C	Mission Trace Cleaners
115A	NEW RESTAURANT CONCEPT	111C	Talking Books Plus
119C	AVAILABLE	117C	AVAILABLE
124A	Vitamin Cottage		



JOHN LIVADITIS
C: 303.592.7300
E: JOHN@AXIORE.COM

TANNER JOHNSON
C: 303.592.7300
E: TANNER@AXIORE.COM



1060 BANNOCK ST.
 SUITE 300
 DENVER, CO 80204
 T: 303.592.7300
 F: 303.592.7305
 WWW.AXIORE.COM

MISSION TRACE SHOPPING CENTER

3333 S WADSWORTH BLVD
 LAKEWOOD, CO 80227

JOHN LIVADITIS
 O: 303.592.7300
 E: JOHN@AXIORE.COM

TANNER JOHNSON
 O: 303.592.7300
 E: TANNER@AXIORE.COM