

# For Lease | Mission Trace Retail Buildings



[www.denverofficespace.com](http://www.denverofficespace.com)

2696 S. Colorado Blvd  
Denver, CO 80222  
(303) 765-4344

Chris Vincent  
T: 303-407-6388  
[chris@denverofficespace.com](mailto:chris@denverofficespace.com)

3333 South Wadsworth Blvd | Lakewood, CO 80227



## Building Information

**Lease Rate** | \$18.00/SF/NNN

**Bldg A** | 4,117 SF (Leased)

**Bldg B** | 8,000 SF (Leased)

**Bldg C** | 2,123 SF

**City** | Lakewood

## Building Highlights

Mixed Use Office-Retail Center

Anchored by Natural Grocers

Easy accessibility from S Wadsworth

Close proximity to Highway 285

High traffic corner at fully lighted intersection

Restaurant space available with  
drive-thru and outdoor

## DEMOGRAPHICS



### POPULATION

1 MILE 3 MILE 5 MILE

14,981 116,777 320,324



### TRAFFIC

Wadsworth north of Hwy 285: 50,852 VPD  
Wadsworth south of Hwy 285: 60,060 VPD  
Hwy 285 at Wadsworth: 77,027 VPD

The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.

# For Lease | Mission Trace Retail Building



www.denverofficespace.com

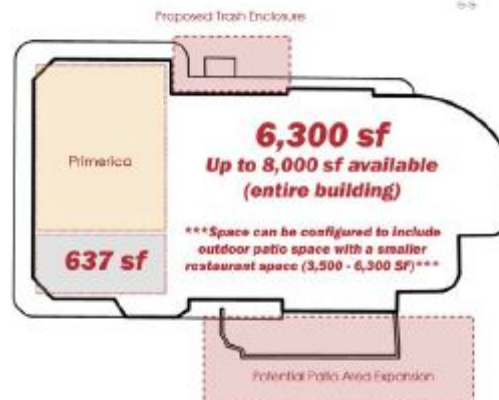
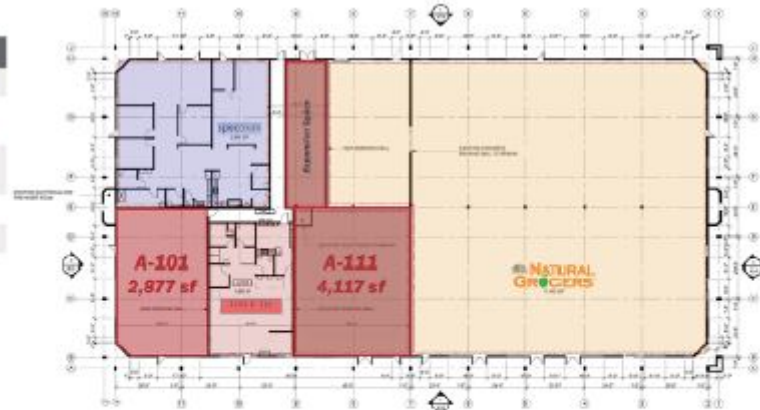
2696 S. Colorado  
Blvd Denver, CO  
80222  
(303) 765-4344

Chris Vincent  
T: 303-407-6388  
chris@denverofficespace.com

## Floor plans

### BUILDING A

UNIT	SIZE (SF)	TENANT
A-101	2,877	Pad Thai (available)
A-103	2,176	Beyond Expectations Salon
A-106	4,014	Spectrum Human Svcs
<b>A-111</b>	<b>4,117</b>	<b>AVAILABLE</b>
A-124	17,743	Natural Grocers

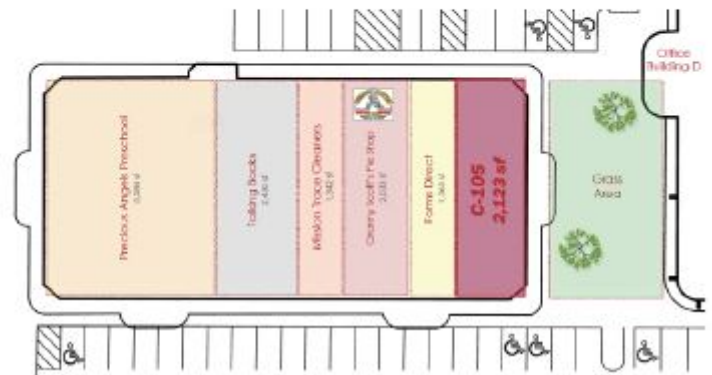


### BUILDING B

UNIT	SIZE (SF)	TENANT
<b>B-103</b>	<b>3,500 - 6,300</b>	<b>AVAILABLE</b>
A-104	1,083	Primerica
A-110	637	Electronic Innovations (available)

### BUILDING C

UNIT	SIZE (SF)	TENANT
<b>C-105</b>	<b>2,123</b>	<b>AVAILABLE</b>
C-106	1,365	Forms Direct (available)
C-107	2,033	Granny Scotts Pie Shop
C-109	1,342	Mission Trace Cleaners
C-111	2,430	Talking Books Plus (available)
C-119	5,084	Precious Angels Preschool



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.



# For Lease | Mission Trace Retail Building



[www.denverofficespace.com](http://www.denverofficespace.com)

2696 S. Colorado Blvd  
Denver, CO 80222  
(303) 765-4344

Chris Vincent  
T: 303-407-6388

[chris@denverofficespace.com](mailto:chris@denverofficespace.com)



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.



# For Lease | Mission Trace Retail Building



www.denverofficespace.com

2696 S. Colorado  
Blvd Denver, CO  
80222  
(303) 765-4344

Chris Vincent  
T: 303-407-6388  
chris@denverofficespace.com



The information above has been obtained by sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to individually confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors, which shall be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine your satisfaction and the suitability of the property for your needs.