

For Lease | Mission Trace Retail Buildings



www.denverofficespace.com

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

Chris Vincent
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3333 South Wadsworth Blvd | Lakewood, CO 80227



Building Information

Lease Rate | \$18.00/SF/NNN

Bldg A | 4,117 SF

Bldg B | Up to 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

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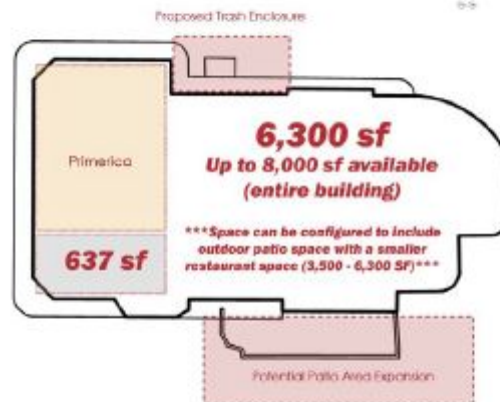
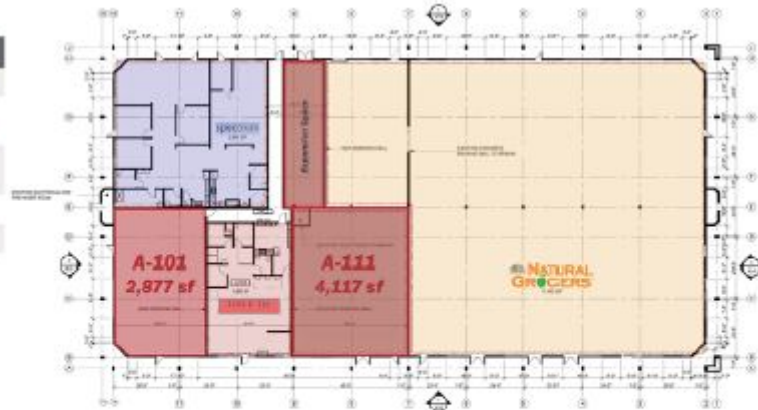
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Floor plans

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
A-111	4,117	AVAILABLE
A-124	17,743	Natural Grocers



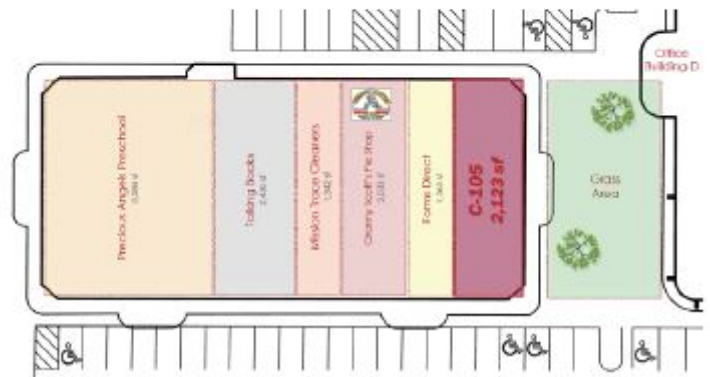
BUILDING B

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

(LEASED)

BUILDING C

UNIT	SIZE (SF)	TENANT
C-105	2,123	AVAILABLE
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



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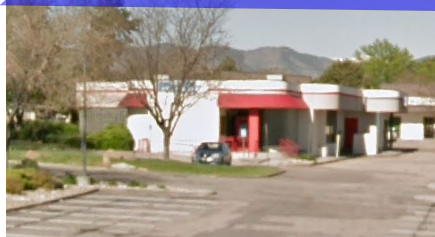
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