



FOR LEASE

# 1878 S. Wadsworth Blvd

Lakewood, Colorado 80232



## Retail Space For Lease

**9,808-19,616 SF Available**

**Lease Rate: \$12.00 SF NNN**

**Estimated NNN: \$6.00/SF**

**Landlord Capital Improvements Coming Soon!**

**Building Area: 50,730 SF**

**Lot Area: 5.04 Acres**

**Parking Spaces: 197**

**Parking Ratio: 3.87/1,000SF**

**Blake Kahlich**

M: 303 319 9079

blake@primesqft.com

**TK Hammond**

M: 303 763 0551

tk@primesqft.com



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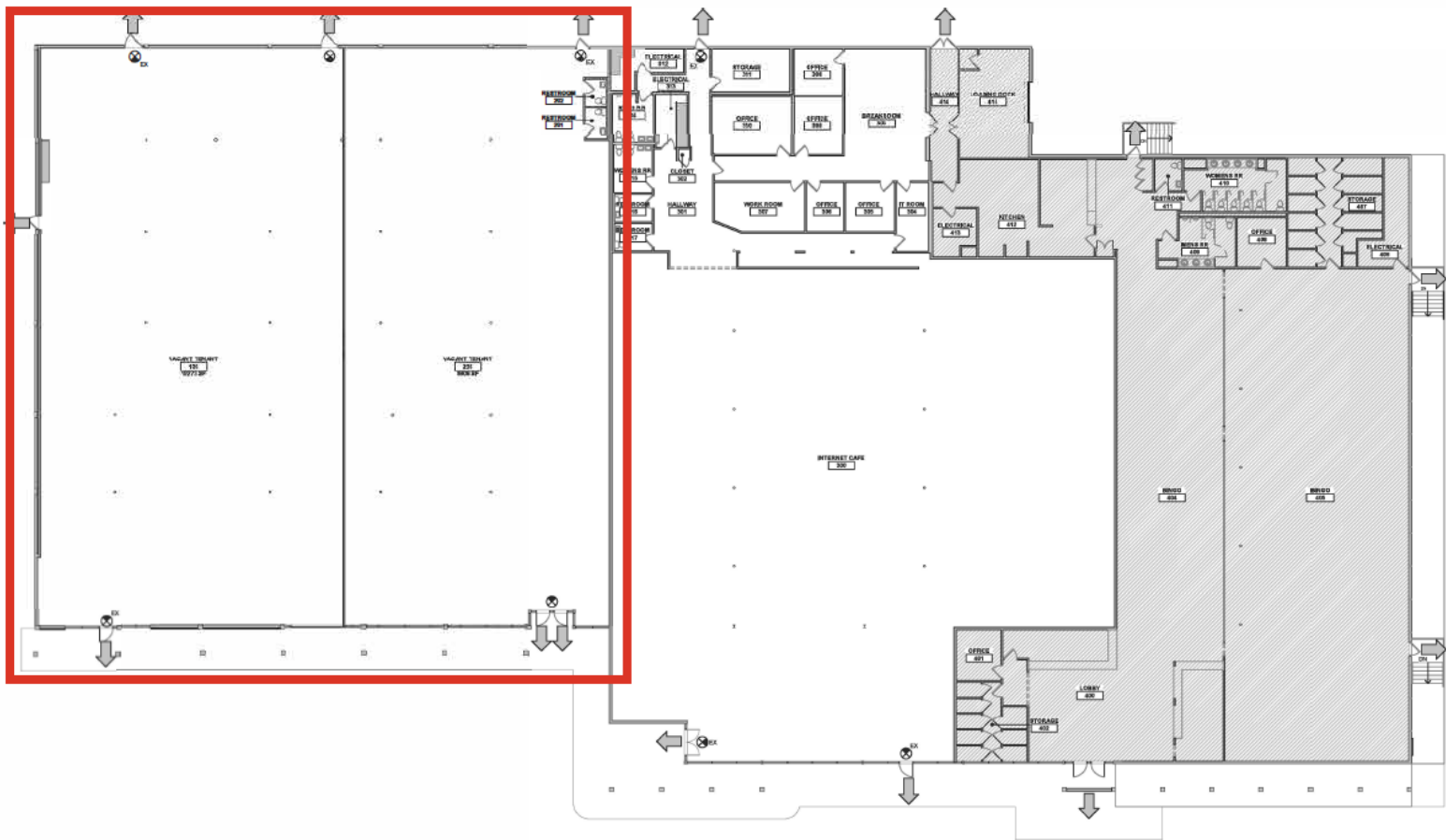
## Demographics

	2 Mile	5 Miles	10 Miles
2024 Population	60,436	333,256	1,125,704

## Traffic Counts

S Wadsworth Blvd / W Jewell Ave S	49,238 VPD
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## Floor Plan



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M: 303 319 9079  
blake@primesqft.com

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**PRIME MANAGEMENT LLC**  
1888 Sherman Street, Suite 500  
Denver, Colorado 80203  
**primesqft.com**