



FOR LEASE

1878 S. Wadsworth Blvd

Lakewood, Colorado 80232



Retail Space For Lease

9,808-19,616 SF Available

Lease Rate: \$14.00 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

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TK Hammond

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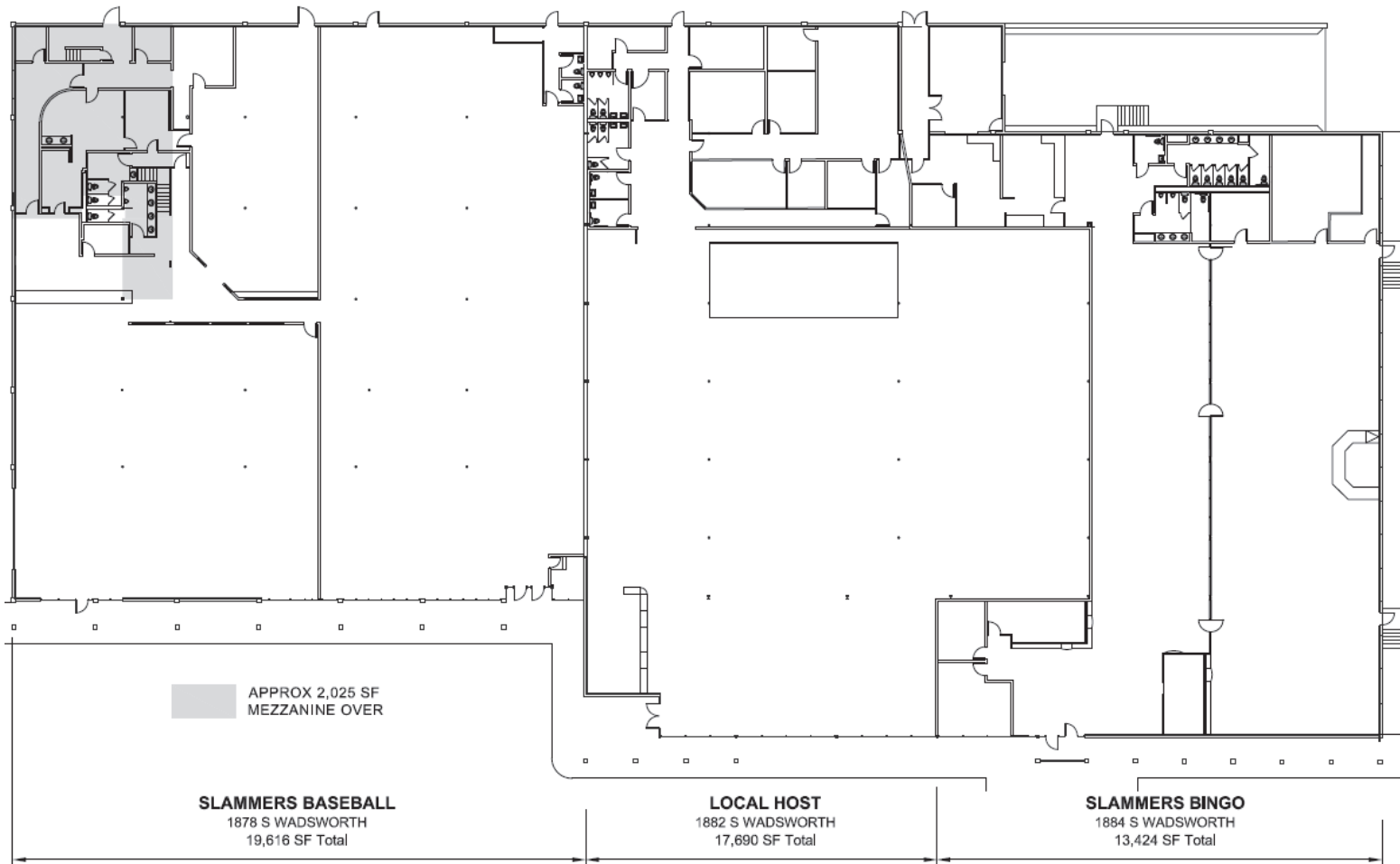
Demographics

	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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Site Plan



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