



FOR LEASE | LAKEWOOD CROSSING

1057 S. WADSWORTH BLVD.
LAKEWOOD, CO 80226

- PRIMARY RETAIL LOCATION
- EXCELLENT WADSWORTH BOULEVARD EXPOSURE
- LOCATED ON 2ND BUSIEST ARTERIAL IN DENVER
- JOIN WINGSTOP & DAVITA KIDNEY CARE



PRICE PER SF:

\$15 PSF/YEAR -NNN

TOTAL BUILDING SIZE: 29,605 SF

AVAILABLE: 1,500

FULLY SPRINKLERED

ZONING: PD C-3

LEASE TERM: +/- 5 YEARS

CAM: \$4.00

TAXES: \$4.90

INS: \$0.53

TOTAL NNN: \$9.43

MARIN DORNSEIF
COMMERCIAL AGENT

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MARK PYMS
PRESIDENT

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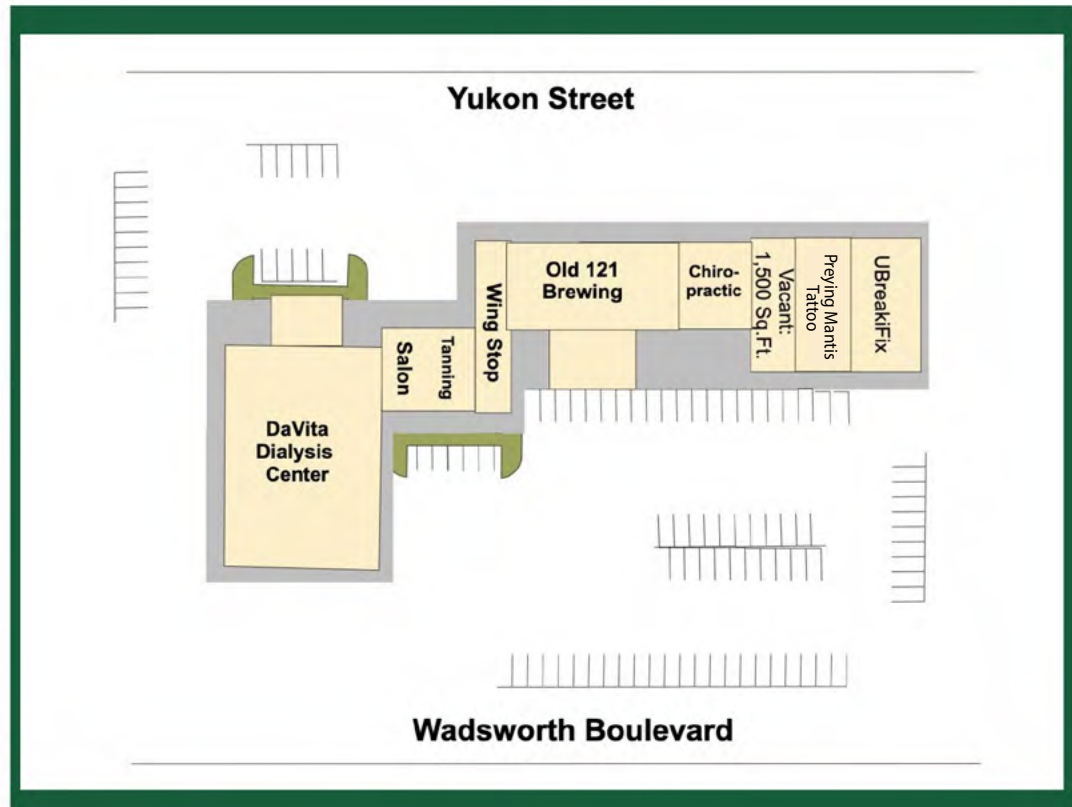
Investment Sales | Leasing | Property Management
5500 E. Yale Ave. #200 | 303.996.0960 | Panoramacommercialgroup.com

FOR LEASE

1057 SOUTH
WADSWORTH BLVD.
LAKEWOOD, CO 80226

SUGGESTED USES:

- PET STORE/ DOG GROOMER
- SMALL RESTAURANT
- THRIFT STORE
- CELL PHONE/ COMPUTER STORE



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