

# FOR SALE

LAKEWOOD CROSSING SHOPPING CENTER

1057 - 999 S.  
WADSWORTH BLVD.  
LAKEWOOD, CO. 80226

**\$6,100,000**

NOI: \$392,608  
CAP RATE: 6.4%

-Includes shopping center and adjoining infill development pad site.

-25,056 sf shopping center sits on 2.257 Acres, and pad site is .604 Acres.

-Located on South Wadsworth Blvd, the second busiest arterial in the Greater Denver Area.



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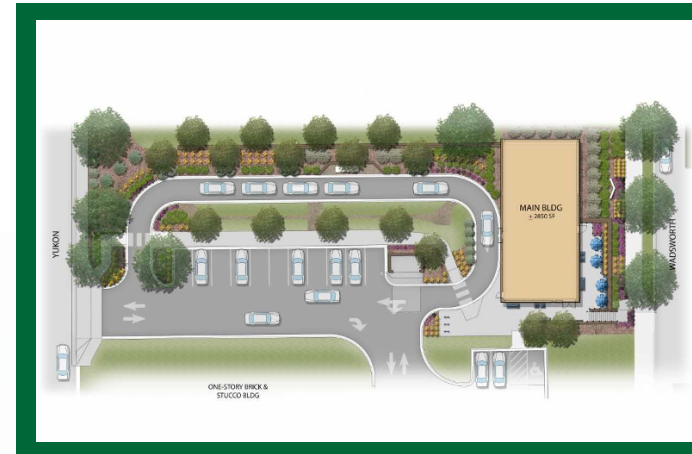
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# FOR SALE

## LAKEWOOD CROSSING SHOPPING CENTER & PAD SITE

1057 & 999 S. WADSWORTH BLVD.

Panorama Commercial Group proudly presents Lakewood Crossing Shopping Center. This 25,056sf neighborhood center is 94% leased consisting of national and local tenants, all with long term in place leases. The sale also includes adjoining infill development pad site which has gone through zoning and planning for a 2,850sf building and a drive through. Offered at a Capitalization Rate of 6.44% at \$243.45 per square foot, Lakewood Crossing Shopping Center offers a savvy investor the opportunity to acquire a well-positioned, stable asset below new construction costs, along with the ability to add value by building out the pad site.



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