



NATURAL GROCERS ANCHORED CENTER

# Mission Trace Center

*3333 South Wadsworth Boulevard  
Lakewood, Colorado*



# PROPERTY OVERVIEW

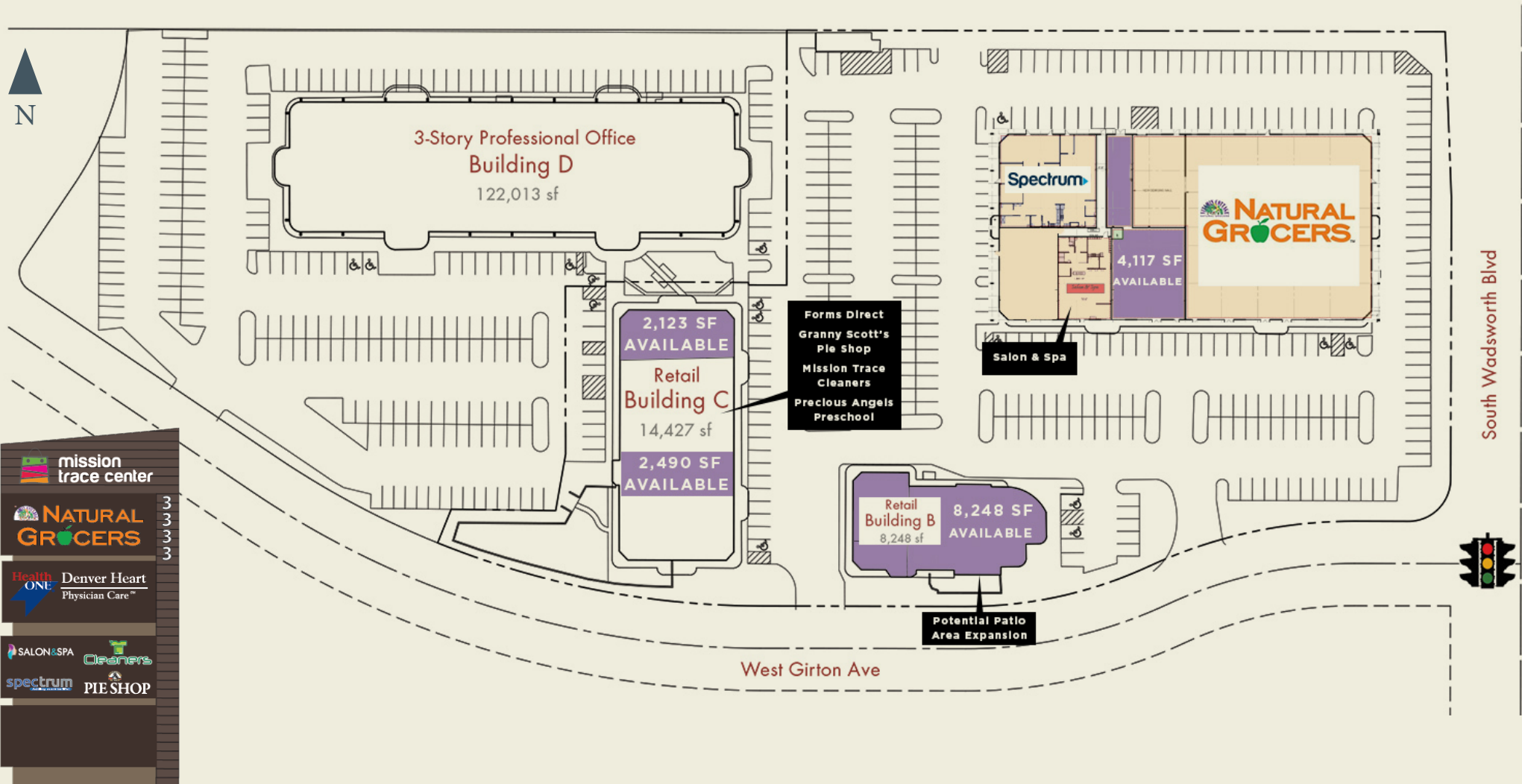
637 SF - 8,000 SF retail space available

Busy mixed-use retail / office / medical center anchored by Natural Grocers

High traffic corner at fully lighted intersection

Newly remodeled with ongoing improvements

Restaurant space available with drive-thru and outdoor patio options



# BUILDING B - 8,248 SF

Pending remodel / unique identity to tenant  
Outdoor patio space ideal for restaurant

*Conceptual architect's renderings*

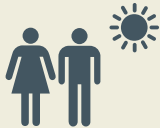


# DEMOGRAPHICS



## POPULATION

1 MILE	3 MILE	5 MILE
14,981	116,777	320,324



## DAYTIME POP.

1 MILE	3 MILE	5 MILE
8,022	33,321	132,490



## HOUSEHOLDS

1 MILE	3 MILE	5 MILE
6,857	47,939	124,943



## AVG. HH INCOME

1 MILE	3 MILE	5 MILE
\$66,711	\$80,854	\$80,363



## 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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## LISTING BROKERS

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