

# PAD AND/OR BUILDING FOR LEASE

805 WADSWORTH BOULEVARD | LAKEWOOD, COLORADO 80214



## INFORMATION

- Pad and/or building available for lease
- Unique opportunity along Wadsworth Blvd, just north of 6th Ave
- 31,795 SF Pad Available
- Recently completed Wadsworth lane widening & Street / Infrastructure improvements with 56,000 cars/day

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Est. Population	13,577	148,760	395,493
Avg Household Inc	\$67,320	\$65,695	\$75,219
Employees	7,508	65,974	253,592

Source: Applied Geographic Solutions 2017

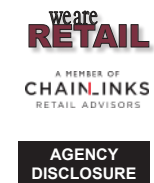
## TRAFFIC COUNTS

On Wadsworth Blvd north of 6th Ave	56,000 cars/day
On Wadsworth Blvd south of 6th Ave	61,000 cars/day
On 6th Ave east of Wadsworth Blvd	123,000 cars/day
On 6th Ave west of Wadsworth Blvd	117,000 cars/day

Source: CDOT 2016

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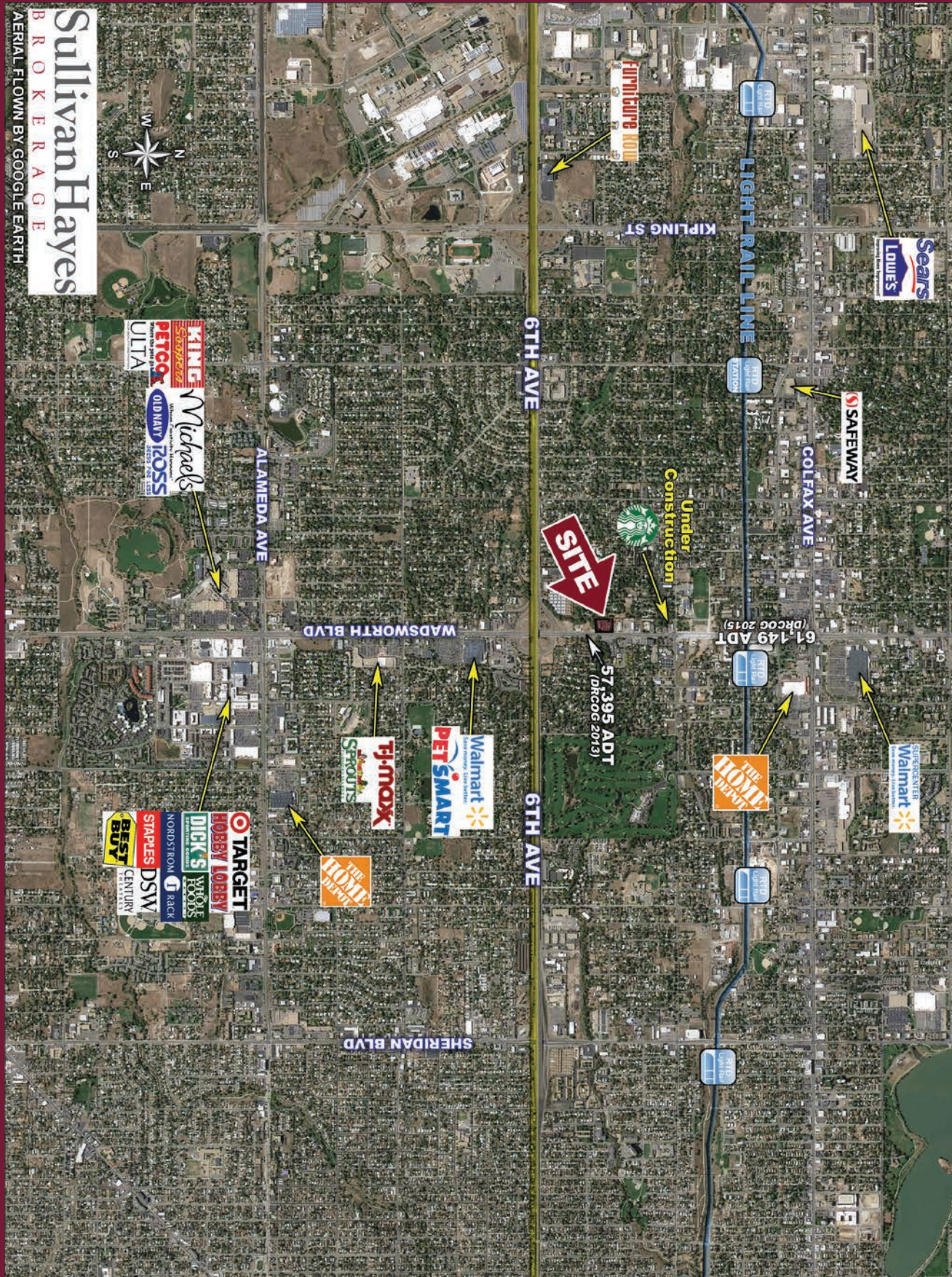
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9TH AVE



RAISED MEDIAN

8TH PL



R/I  
R/O

56,000 ADT  
(CDOT 2016)

HIGHLAND DR

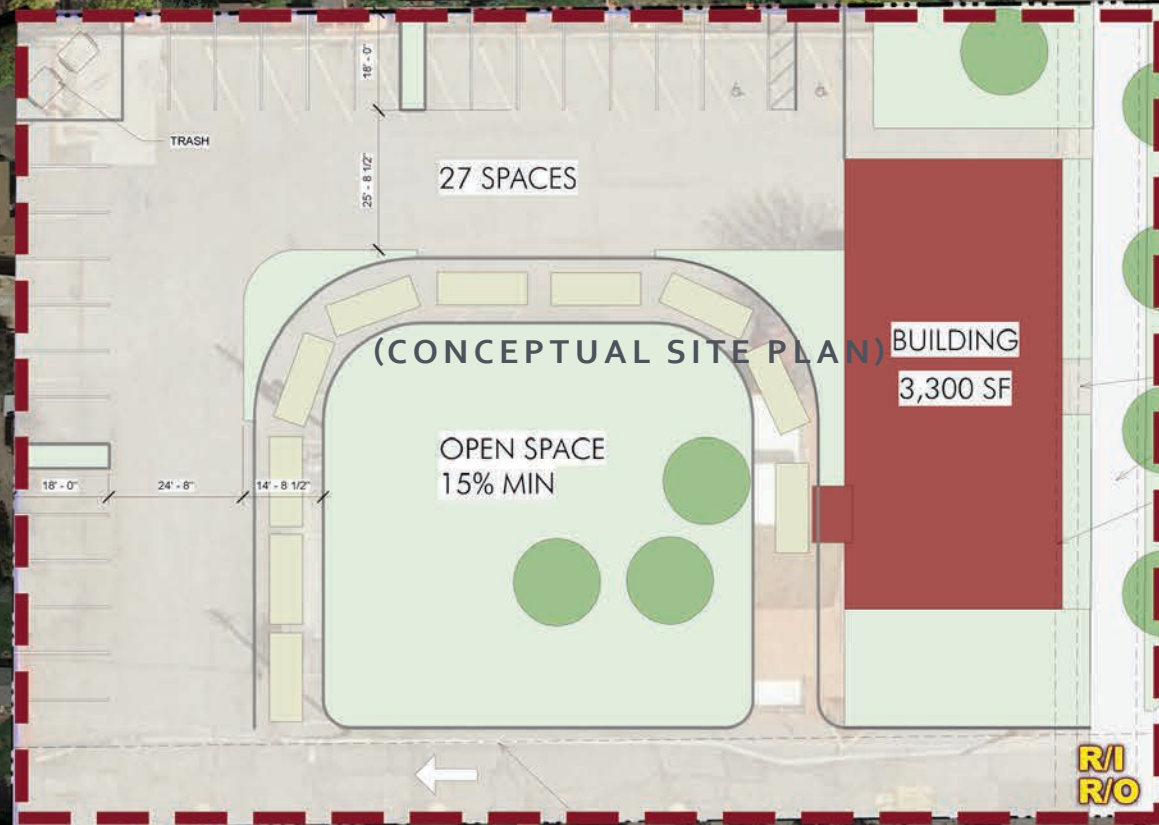
WADSWORTH BLVD

WADSWORTH BLVD EXPANSION  
COMPLETED

BROADVIEW DR

FROM 6TH AVE

TO 6TH AVE



(CONCEPTUAL SITE PLAN)

BUILDING  
3,300 SF

OPEN SPACE  
15% MIN

27 SPACES

R/I  
R/O



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BROKERAGE