

NORTH BEAR CROSSING

2585-2599 S Lewis Way, Lakewood, CO 80227



PROPERTY OVERVIEW:

- Build-to-suit or ground lease with drive-thru option
- 1,800 SF & 4,100 SF ± (divisible) retail space for lease - **BROKER INCENTIVE! 1% extra fee to Tenant Broker****

FEATURES:

- Signage facing Kipling Parkway
- Strong demographics
- Rapidly growing trade area
- High traffic counts

***Landlord wants the last spaces leased up! Tenant Broker to receive an additional 1% fee on a 3+ year lease signed between Jan 15 and June 15, 2021 up to 10 years with a credit worthy Tenant.*

See the space now!



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CROSBIE

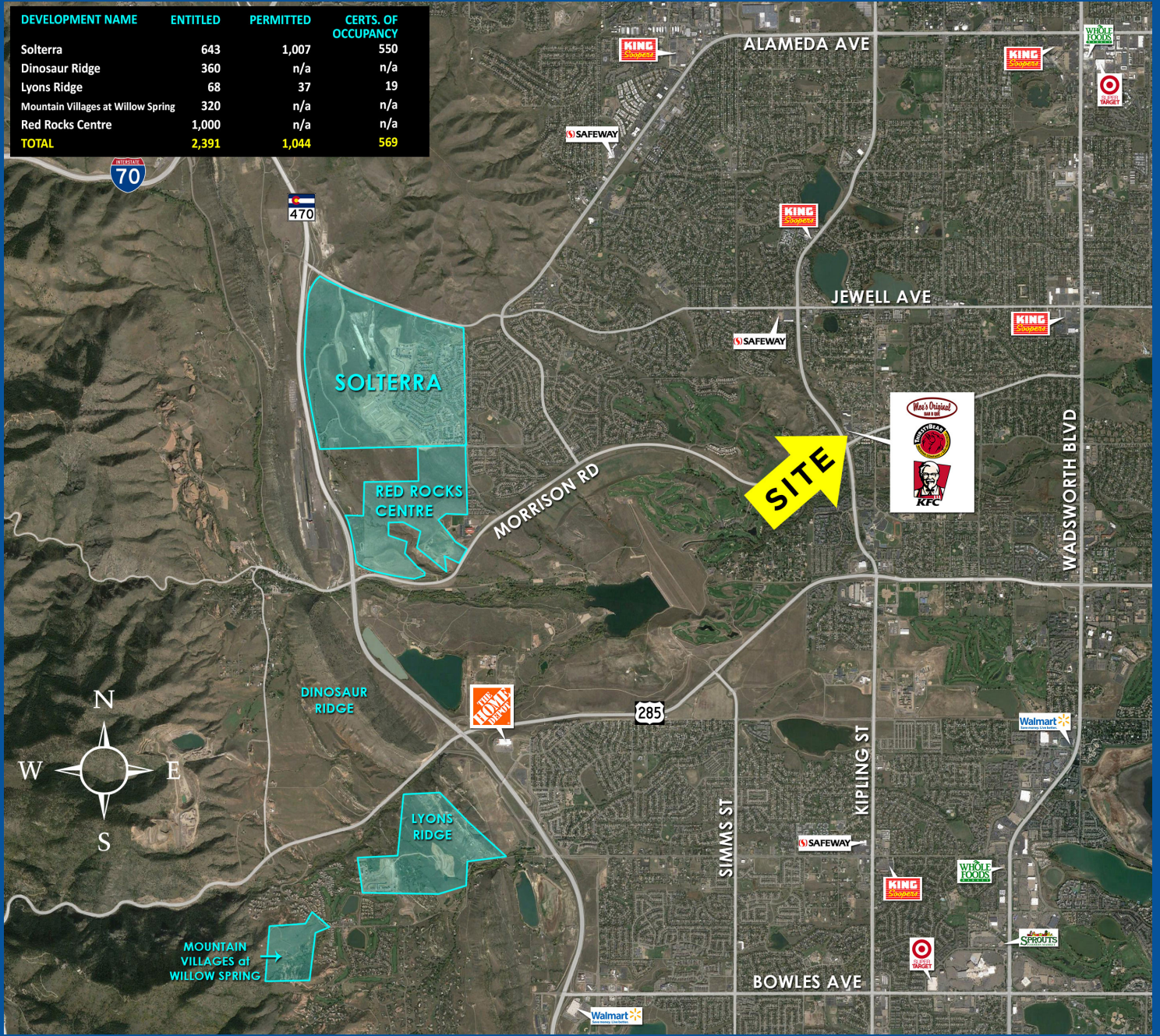
REAL ESTATE

GROUP

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DEVELOPMENT NAME	ENTITLED	PERMITTED	CERTS. OF OCCUPANCY
Solterra	643	1,007	550
Dinosaur Ridge	360	n/a	n/a
Lyons Ridge	68	37	19
Mountain Villages at Willow Spring	320	n/a	n/a
Red Rocks Centre	1,000	n/a	n/a
TOTAL	2,391	1,044	569



DEMOGRAPHICS

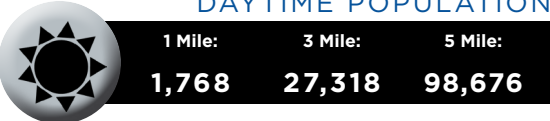
POPULATION



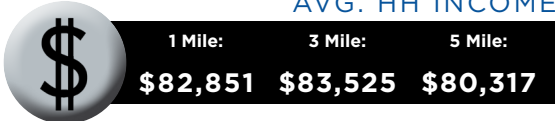
HOUSEHOLDS



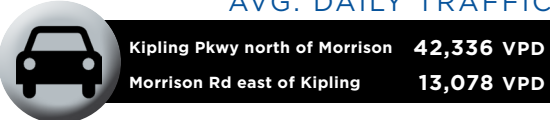
DAYTIME POPULATION



AVG. HH INCOME



AVG. DAILY TRAFFIC



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Disclosure Agreement



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