

FORMER RITE AID AVAILABLE FOR LEASE

11907 WEST ALAMEDA PARKWAY | LAKEWOOD, COLORADO



INFORMATION

- Former Rite Aid building & property available for lease
- Building 13,241 SF; parcel approximately 1.47 acres
- Full turning movement along Alameda Ave. with cross access to Union Blvd
- Great visibility with high traffic along Alameda Ave
- Large Monument sign available
- High employment and limited retail options in trade area

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
Est. Population	14,734	43,264	91,498	238,482
Avg Household Inc	\$65,819	\$77,922	\$85,309	\$78,892
Employees	11,517	27,543	63,177	119,960
Businesses	1,196	2,563	5,477	11,624

Demographics Source: Applied Geographic Solutions 2017

TRAFFIC COUNTS

On Alameda Ave west of Kipling St	29,212 cars/day
On Alameda Pkwy southwest of Union Blvd	27,834 cars/day
On Union Blvd north of Alameda Pkwy/Ave	34,114 cars/day

Source: DRCOG 2016

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B R O K E R A G E

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DISCLOSURE

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