

FOR LEASE

RETAIL - 1,350 - 4,780 SF

OFFICE - 500/2,204 SF

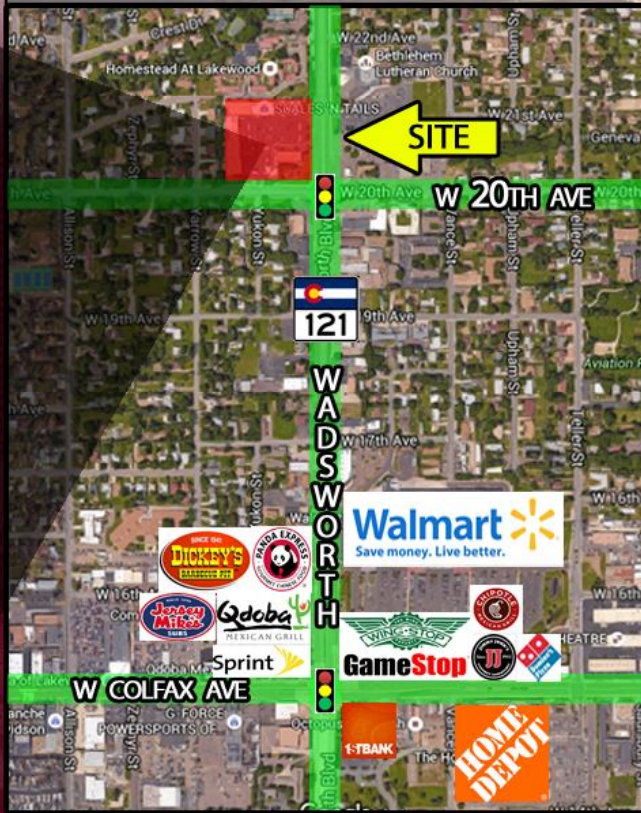
PARKRIDGE PLAZA

2099 & 2049 WADSWORTH BLVD.

LAKWOOD, CO 80214



1060 BANNOCK ST., SUITE 300
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PARKRIDGE PLAZA

SHOPPING CENTER LOCATED AT THE INTERSECTION OF WADSWORTH BLVD. & 20TH AVE. IN THE NORTHERN CORRIDOR OF LAKWOOD.

- TWO RETAIL BUILDINGS
- ONE OFFICE BUILDING

EASY ACCESS
HIGH TRAFFIC
AMPLE PARKING

TRAFFIC COUNT:

52,587 VPD WADSWORTH BLVD. & W. 20TH AVE.
(WADSWORTH - 42,984 VPD & 20TH - 9,603 VPD)

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2015 AVERAGE HOUSEHOLD INCOME	\$50,343	\$58,886	\$63,359
2015 POPULATION	14,231	133,457	360,891
2015 EMPLOYEE POPULATION	9,779	76,185	298,369



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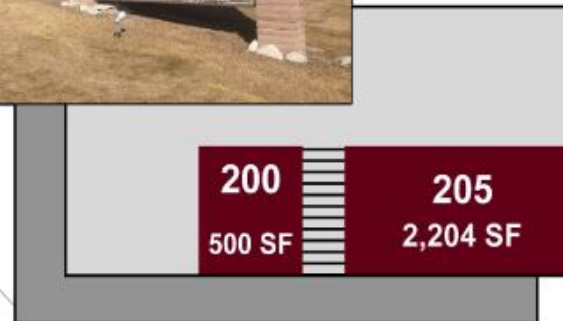
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P/R	M/O	L	H/K	G	F	E	D	C	B	A
	4,780 SF			1,350 SF	1,500 SF					

A/B
C 1,595 SF
D
E
F
G
H
I
J
K
L
M

**BUILDING
2049**

**BUILDING
2009**



**BUILDING
2099**

W. 20TH AVE

WADSWORTH BLVD

Tenants

Building 2009 - Office

100	Metro Brokers Lakewood
102	Paul W. Andrus DDS
103	State Farm Insurance
200	AVAILABLE - 500 SF
205	AVAILABLE - 2,204 SF
210	Peerless Mortgage
220	Allstate
240	Tyler-Dominick Creative
260	Dealernet
270	Consumer Credit Counseling

Building 2049 - Retail

A/B	H&R Block
C	AVAILABLE - 1,595 SF
D	Tattoo
E/F	Church
G	Massage
H	World of Birds
I/J	Garcia's
K	Vacuums
L	Saffron Grill
M	Parkridge Liquor

Building 2099 - Retail

A	Reptiles
B	Bangkok
C	Victory Print
D	RMS Sports
E	Lucky Nails
F	AVAILABLE - 1,500 SF
G	AVAILABLE - 1,350 SF
H/K	Jefferson County
L	Just Glasses
M/O	AVAILABLE - 4,780 SF
P/R	BI, Inc.



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