



FOR LEASE | LAKEWOOD CROSSING

1057 S. WADSWORTH BLVD.
LAKEWOOD, CO 80226

- PRIMARY RETAIL LOCATION
- EXCELLENT WADSWORTH BOULEVARD EXPOSURE
- LOCATED ON 2ND BUSIEST ARTERIAL IN DENVER
- JOIN WINGSTOP & DAVITAL KIDNEY CARE



PRICE PER SF:

\$15-18 PSF/YEAR -NNN

TOTAL BUILDING SIZE: 29,605 SF

AVAILABLE: 1,500 - 3,000

FULLY SPRINKLERED

ZONING: PD C-3

LEASE TERM: +/- 5 YEARS

CAM:	\$3.10
TAXES:	\$4.89
INS:	\$1.52

TOTAL NNN: \$8.51

CHANCE ELGIN
BROKER ASSOCIATE

CHANCE@PANORAMACOMMERCIALGROUP.COM
CELL: 325.665.4315 | OFFICE: 303.996.0690

MARK PYMS
PRESIDENT

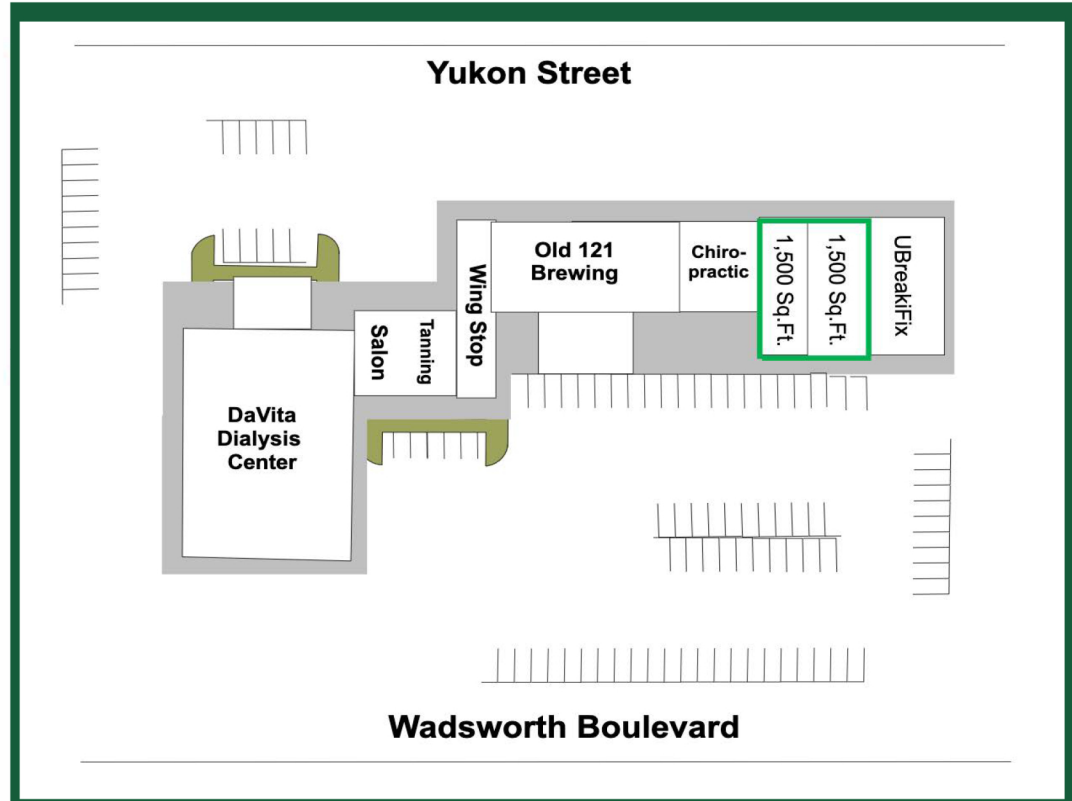
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FOR LEASE

1057 SOUTH
WADSWORTH BLVD.
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SUGGESTED USES:

- PET STORE/ DOG GROOMER
- SMALL RESTAURANT
- THRIFT STORE
- CELL PHONE/ COMPUTER STORE



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