



RETAIL PROPERTY FOR SALE/LEASE WITH ATTRACTIVE ZONING HIGH VISIBILITY BUILDING WITH LARGE SECURED YARD

301 WADSWORTH BLVD | LAKEWOOD, CO 80226



**SECURED
YARD**
↓



301 WADSWORTH BLVD

OFFERING SUMMARY

| | |
|--------------------------|---|
| Available SF: | 4,345 SF (Including Lower Level) |
| Gross SF: | 6,919 SF |
| Sale Price: | \$1,287,000 |
| Lease Rate: | Call for Pricing |
| NNN's: | Approx. \$3.88/SF |
| Gross Lot Size: | 37,410 SF |
| Secured Lot Size: | Approx. 1/2 Acre |
| Zoning: | M-G-U (Allows for Auto Sales, Equipment Rental, and Pawn Shops!!!) |

PROPERTY HIGHLIGHTS

- Former Pawn Shop Bldg. on Wadsworth with **RARE ~1/2 Acre Secured Yard!**
- Easy Access to 6th Ave Blocks from Regional Mixed-Use Belmar Development
- Zoning Allows for Most Retail Uses Including Pawn, Auto Sales and Equipment Rental
- Amazing Monument and Fascia Signage with over 52,000 Cars Driving by Daily!
- Property now for SALE - Attractive Redevelopment or User/Owner Opportunity with Lease Income in Place from in-line tenants - Call Broker for Details!

MEDIAN HH INCOME



TOTAL HOUSEHOLDS



POPULATION COUNT



TRAFFIC COUNT

Wadsworth @ W. 2nd Ave: 52,876 VPD

CONTACT:

GANNON ROTH

SENIOR BROKER ASSOCIATE
720.881.6334
groth@uniqueprop.com

UNIQUE PROPERTIES, INC.
400 S. BROADWAY
DENVER, CO 80209
(p) 720.881.6334
(f) 720.881.6330
WWW.UNIQUEPROP.COM

