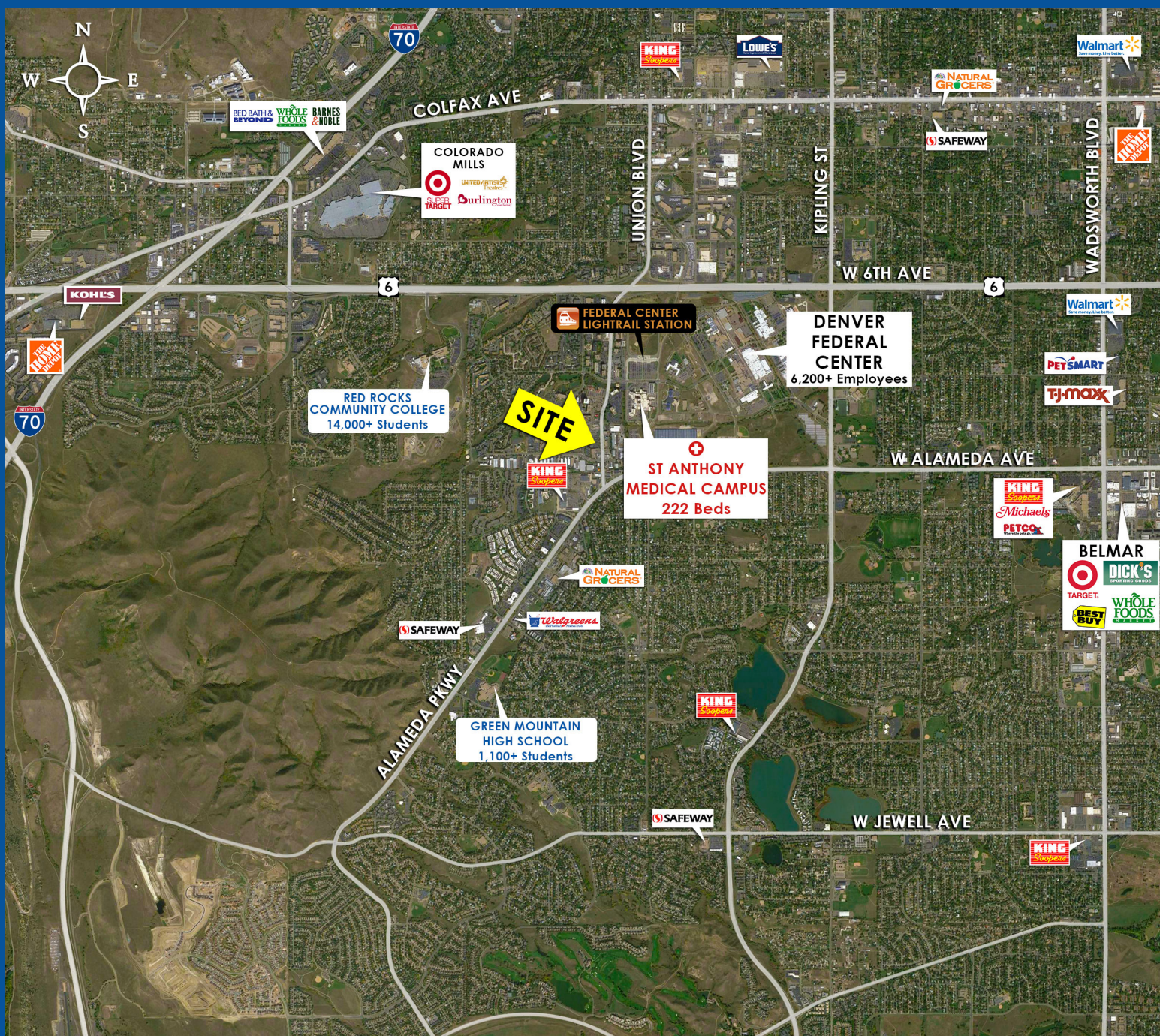


# RETAIL ON SOUTH UNION BLVD

195 S Union Boulevard, Lakewood, CO



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## PROPERTY OVERVIEW:

- ◇ 1,696 SF - 3,481 SF retail space available
- ◇ 1,785 SF turnkey salon space available

## FEATURES:

- ◇ Located just blocks from the Denver Federal Center and RTD light rail
- ◇ Ample parking
- ◇ Monument signage available
- ◇ Join Westrail Tap & Grill, Firehouse Subs & Union Salon
- ◇ 315 new apartments under construction at 85 S Union Blvd

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Member of



Disclosure Agreement





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195 S Union Boulevard, Lakewood, CO



## DEMOGRAPHICS

**POPULATION**

Icon	1 Mile:	3 Mile:	5 Mile:
	14,853	89,343	234,200

**DAYTIME POPULATION**

Icon	1 Mile:	3 Mile:	5 Mile:
	15,878	70,950	127,164

**HOUSEHOLDS**

Icon	1 Mile:	3 Mile:	5 Mile:
	7,221	38,438	96,786

**AVG. HH INCOME**

Icon	1 Mile:	3 Mile:	5 Mile:
	\$64,318	\$84,008	\$76,733

**AVG. DAILY TRAFFIC**

Icon	Location	VPD
	Union Blvd n/o Alameda Pkwy	38,815
	Alameda Pkwy @ Union Blvd	32,780
	6th Ave @ Union Blvd	95,167

