

For more information, contact:

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DEMOGRAPHICS

POPULATION

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



AVG. DAILY TRAFFIC Union Blvd n/o Alameda Pkwy Alameda Pkwy @ Union Blvd 5th Ave @ Union Blvd 95,167 VPD

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





nformation contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor ntee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the cod (Solly of this proporty, Different brokersor politionships come.)

STABILIZED MIXED-USE PROPERTY FOR SALE

195 S. Union Boulevard, Lakewood, Colorado



PROPERTY OVERVIEW:

• Building size: 21,971 SF

• **Site size:** 1.49 AC

• Zoned: M-6-U (mixed-use general)

FEATURES:

- Ideal location for retail, showroom, office, and medical uses
- Located at full movement corner with traffic light
- 7% cap rate sale with staggered leases
- Just blocks from RTD light rail and Fed Center



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