

# HERITAGE WEST

SWC Kipling Parkway & Jewell Avenue, Lakewood, CO



#	TENANT	SF
1.	<b>Available</b>	<b>998</b>
2.	Lavish Beauty Salon	1,819
3.	<b>Available</b>	<b>1,175</b>
4.	Bank of America	998
5.	<b>Available</b>	<b>1,021</b>
6.	Little Caesars	1,700
7.	Safeway	49,778
8.	<b>Available</b>	<b>1,596</b>
9.	Shoe Repair & Alteration	574
10.	Dependable Cleaners	841
11.	Atlas Wine & Liquors	4,760
12.	Fantastic Sams	1,190
13.	<b>Available</b>	<b>1,160</b>
14.	Great Harvest Bread Co.	2,400
15.	Orion Sushi	2,390
17.	Café Jordano	4,455
18.	Kidney Center of Bear Creek	5,716

## PROPERTY OVERVIEW:

- 998 SF - 1,596 SF available
- Safeway anchored shopping center
- Strong trade area
- High traffic counts on both Kipling and Jewell
- Strong neighborhood center

For more information:

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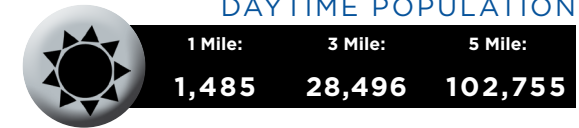


## DEMOGRAPHICS

### POPULATION



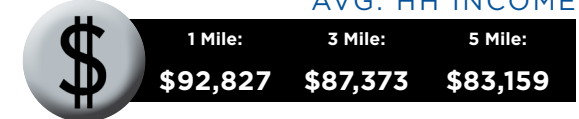
### DAYTIME POPULATION



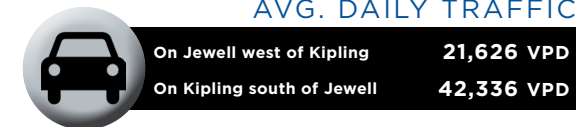
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



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1,596 SF  
available

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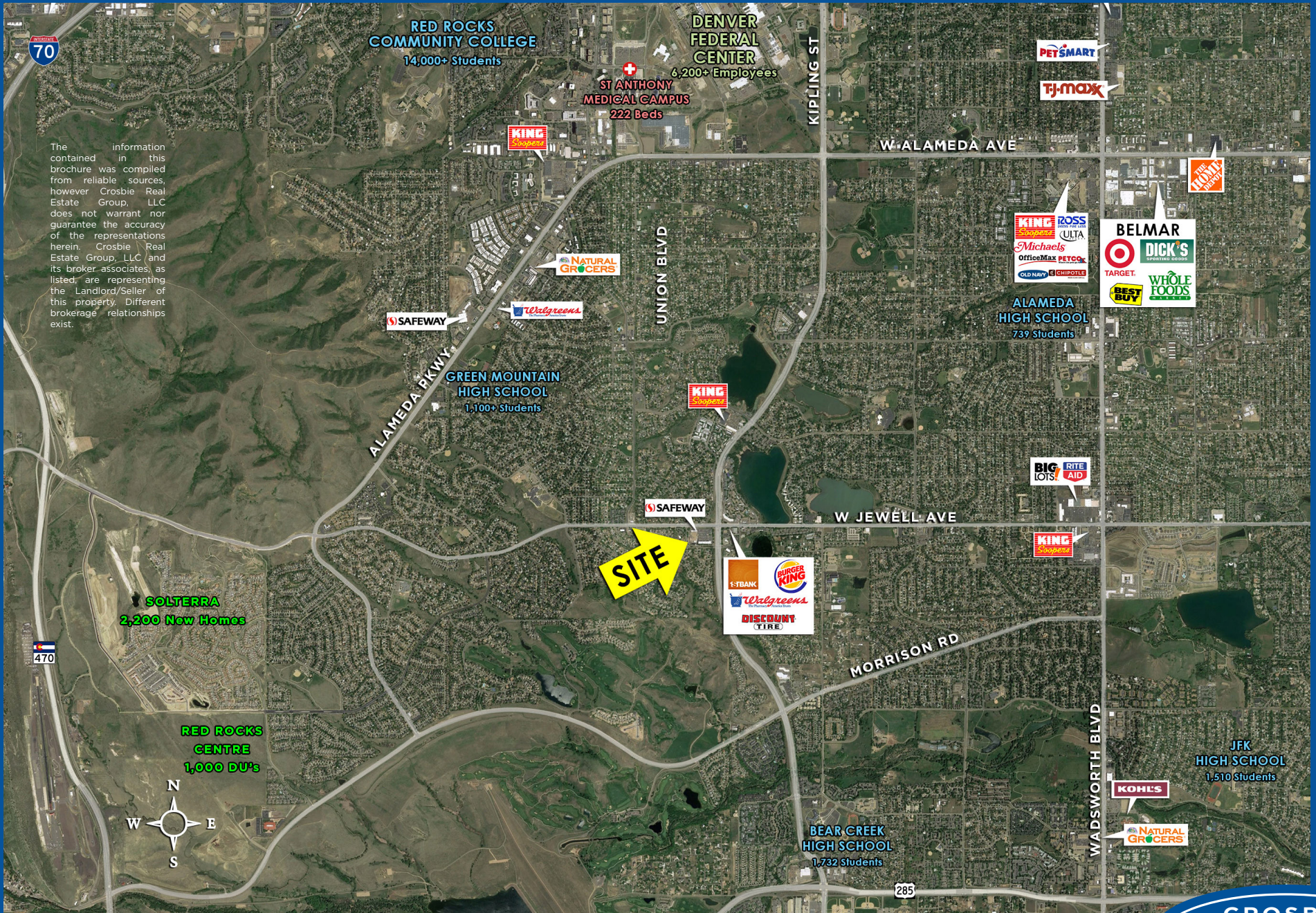
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**CROSBIE  
REAL ESTATE  
GROUP**

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Disclosure Agreement

