

# WEST GATE CENTRE

3225-3265 S Wadsworth Boulevard, Lakewood, CO



## PROPERTY OVERVIEW:

- 1,085 SF - 3,917 SF available
- High traffic counts on Wadsworth Blvd
- Strong demographics
- New monument signage
- Ample parking
- Shadow anchored by Natural Grocers

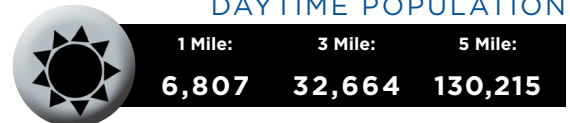


## DEMOGRAPHICS

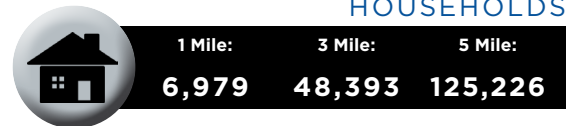
### POPULATION



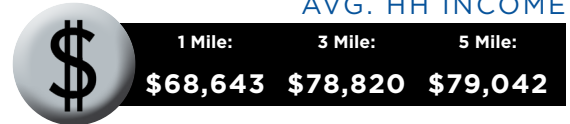
### DAYTIME POPULATION



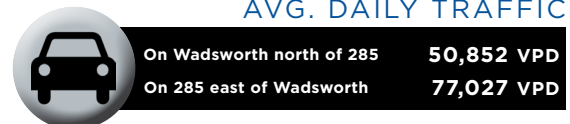
### HOUSEHOLDS



### AVG. HH INCOME



### AVG. DAILY TRAFFIC



For more information,  
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**CROSBIE**

REALESTATE

GROUP



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## BUILDING 1 | 3255 S Wadsworth

UNIT	TENANT	SF
A-1	Jimmy John's	1,800
A-2	Benchmark	2,800
B	Salon	2,730
<b>C</b>	<b>AVAILABLE</b>	<b>1,085</b>
<b>D</b>	<b>AVAILABLE</b>	<b>2,832</b>
E-G	Seo's Martial Arts	6,662

## BUILDINGS 2&3 | 3265 S Wadsworth

UNIT	TENANT	SF
A-G	Planet Fitness	15,834
<b>H</b>	<b>AVAILABLE</b>	<b>3,450</b>
I-L	Oxygen+ Med. Supplies	7,233
A-B	DMV	16,081

## BUILDING 6 | 3225 S Wadsworth

UNIT	TENANT	SF
A	Laundry Yard	2,517
B	Flora Massage	1,696
C	Primitive Soul Tattoos	1,054
D	Locksmith	1,060
E	Leased	2,851
F-G	Doggie Daycare	5,012
H-J	Church of Christ Jesus	3,989
K	Mile High Driving School	2,632
L	Cafe Ole	1,445
M	Executive Tans	1,118
N	Revo Nails	1,275
O	Westgate Tailors	623
P-S	Landlock Ales	4,241
T	National Ins. for Change	2,485

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Disclosure Agreement





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**SITE**

**ACADEMY PARK**  
1.6 Million SF  
1,200 Hotel Rooms

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