

NORTH BEAR CROSSING

2585-2599 S Lewis Way, Lakewood, CO 80227



Rich Hobbs

o. 720-287-6865

c. 303-594-4043

hobbs@creginc.com

Eli Boymel

o. 720-287-6862

c. 303-506-4094

eboymel@creginc.com

PROPERTY OVERVIEW:

- Build-to-suit or ground lease with drive-thru option
- 4,608 SF ± retail space for lease - space is divisible

FEATURES:

- Signage facing Kipling Parkway
- Strong demographics
- Rapidly growing trade area
- High traffic counts

CROSBIE

REALESTATE

GROUP

NORTH BEAR CROSSING

2585-2599 S Lewis Way, Lakewood, CO 80227

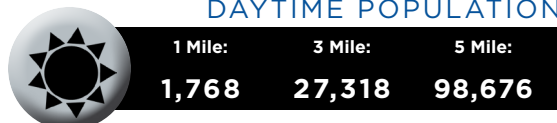


DEMOGRAPHICS

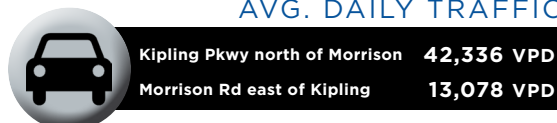
POPULATION



DAYTIME POPULATION



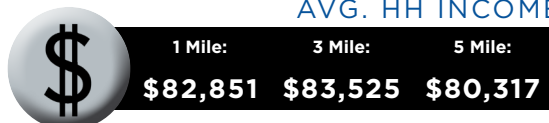
AVG. DAILY TRAFFIC



HOUSEHOLDS



AVG. HH INCOME



The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller of this property. Different brokerage relationships exist.

Disclosure Agreement



Rich Hobbs

o. 720-287-6865

c. 303-594-4043

hobbs@creginc.com

Eli Boymel

o. 720-287-6862

c. 303-506-4094

eboymel@creginc.com

