BELMAR OFFICE SPACE FOR SUBLEASE

363 South Harlan Street, Lakewood, Colorado

PROPERTY OVERVIEW

- **Size:** 1,348 SF office space
- **Lease Term:** Sublease available through January 14, 2029
- **Location:** Minutes from Belmar and quick access to 6th Avenue
- **Condition:** Clean, well-maintained, and move-in ready
- **Layout:** Ideal for small teams or professional services
- **Convenience:** Close to retail, dining, and major transportation routes
- **Parking:** Plentiful on-site parking available

DEMOGRAPHICS

POPULATION

1 Mile:	20,800
3 Mile:	167,036
5 Mile:	453,852

EMPLOYEES

1 Mile:	7,252
3 Mile:	49,810
5 Mile:	309,732

AVG. HH INCOME

1 Mile:	$89,896
3 Mile:	$108,698
5 Mile:	$131,161

HOUSEHOLDS

1 Mile:	8,758
3 Mile:	66,881
5 Mile:	213,413

TRAFFIC COUNTS

Alameda w/o Harlan:	30,997 vpd
Alameda e/o Harlan:	30,686 vpd

CONTACT

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CROSBIE REAL ESTATE GROUP

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