

RETAIL & OFFICE SPACE  
FOR LEASE



# HAMPDEN - MISSION TRACE WEST

3355 S. Yarrow Street, Lakewood, CO 80227

## PROPERTY FEATURES

Popular neighborhood center.

Just blocks from the busy intersection of Hampden Ave. and Wadsworth Blvd.




Destination tenants and restaurants.

Ample parking.

## LEASING INFORMATION

<b>Asking Rates:</b>	Call for details.
<b>Est. NNN (2024):</b>	\$7.85
<b>Lease Terms:</b>	3-5 year leases.
<b>Max. Contiguous:</b>	<i>Fully Leased!</i>
<b>Minimum Sq. Ft.:</b>	<i>Fully Leased!</i>

## DEMOGRAPHICS (2024)

 POPULATION	<b>1 MILE:</b>	12,037
	<b>3 MILES:</b>	109,534
	<b>5 MILES:</b>	304,396
 HOUSEHOLDS	<b>1 MILE:</b>	5,577
	<b>3 MILES:</b>	44,360
	<b>5 MILES:</b>	118,681
 HOUSEHOLD INCOME (MEDIAN)	<b>1 MILE:</b>	\$62,642
	<b>3 MILES:</b>	\$81,909
	<b>5 MILES:</b>	\$84,618

Explore More Western Centers  
Leasing Opportunities!



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SUITE	TENANT	SQ. FT.
101-107	Greenfields Pool & Sports Bar	7,515
113	Green Mountain Guns	4,762
115	Arden, LLC	1,770
117	ATA Black Blet Academy	4,073
125	Arthur Murray Dance	3,833
127	Beauty Systems Group, LLC	2,502
131-133	Yabby Hut	5,148

## SITE MAP

