

# 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

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



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## **DEMOGRAPHICS (2024)**

POPULATION 1 MILE:	12,037
3 MILES:	109,534
5 MILES:	304,396
1 MILE:	5,577
3 MILES:	44,360
5 MILES:	118,681
1 MILE: 1 MILE: 3 MILES: 5 MILES: 5 MILES:	\$62,642 \$81,909 \$84,618

WESTERN CENTERS 10555 E. DARTMOUTH AVE. SUITE 360 AURORA, CO 80014



303.306.1000 LEASING@WESTERNCENTERS.COM WWW.WESTERNCENTERS.COM

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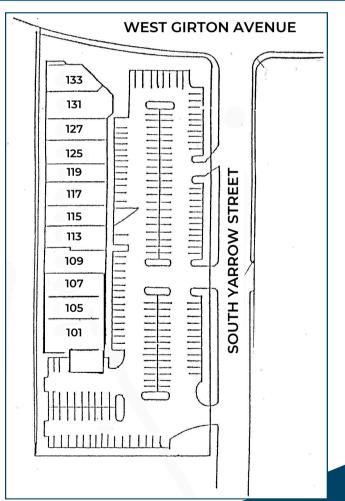
SUITE	TENANT	SQ. FT.
101-107	Greenfields Pool & Sports Bar	7,515
113	Green Mountain Guns	4,762
115	Arden, LLC	1,770
117	ATA Black Blet Academy	4,073
125	Arthur Murray DAnce	3,833
127	Beauty Systems Group, LLC	2,502
131-133	Yabby Hut	5,148







#### SITE MAP



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