

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

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

DEMOGRAPHICS (2024)

 POPULATION	1 MILE:	12,037
	3 MILES:	109,534
	5 MILES:	304,396
 HOUSEHOLDS	1 MILE:	5,577
	3 MILES:	44,360
	5 MILES:	118,681
 HOUSEHOLD INCOME (MEDIAN)	1 MILE:	\$62,642
	3 MILES:	\$81,909
	5 MILES:	\$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 Belt Academy	4,073
125	Arthur Murray Dance	3,833
127	Beauty Systems Group, LLC	2,502
131-133	Yabby Hut	5,148

SITE MAP

