

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!	



Explore More Western Centers Leasing Opportunities!

DEMOGRAPHICS (2024)

POPULATION	1 MILE: 3 MILES: 5 MILES:	12,037 109,534 304,396
HOUSEHOLDS	1 MILE: 3 MILES: 5 MILES:	5,577 44,360 118,681
HOUSEHOLD INCOME (MEDIAN)	1 MILE: 3 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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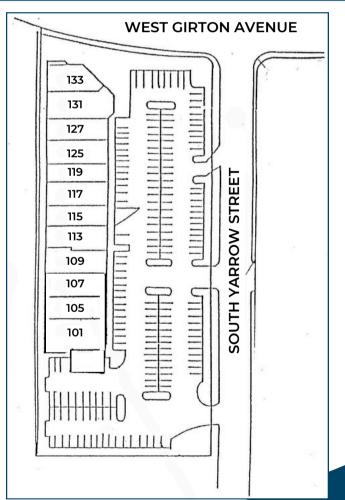
SUITE	TENANT	SQ. FT.
101-107	Greenfields Pool & Sports Bar	7,515
113	Green Mountain Guns	4,762
115	Arden, LLC	1,770
117	ATA Black Belt Academy	4,073
125	Arthur Murray Dance	3,833
127	Beauty Systems Group, LLC	2,502
131-133	Yabby Hut	5,148







SITE MAP



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