

# ALAMEDA CROSSING

# FOR LEASE

145, 245 & 275 SOUTH SHERIDAN BOULEVARD, LAKEWOOD, CO 80226



# RETRO COMMERCIAL

## PROPERTY HIGHLIGHTS

- 1,250 SF - 10,998 SF (Former Walgreens Box)
- Join Dollar Tree, Viet HOA Supermarket (Junior Anchor 11,000 SF opportunity available)
- Strong neighborhood location with many national brands
- Heavy traffic on both Sheridan Boulevard and Alameda Avenue
- Competitive Rental Rates
- Excellent access and visibility to Alameda/ Sheridan corridor

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	23,800	180,484	505,155
Avg HH Income	\$56,933	\$64,286	\$82,549
Employees	3,233	64,028	322,609
Businesses	474	6,322	28,737

## TRAFFIC COUNTS

	CARS/DAY
On Alameda Ave east of Sheridan Blvd	23,423
On Alameda Ave west of Sheridan Blvd	28,974
On Sheridan Blvd north of Alameda Ave	52,735
On Sheridan Blvd south of Alameda Ave	36,784

## FOR MORE INFORMATION

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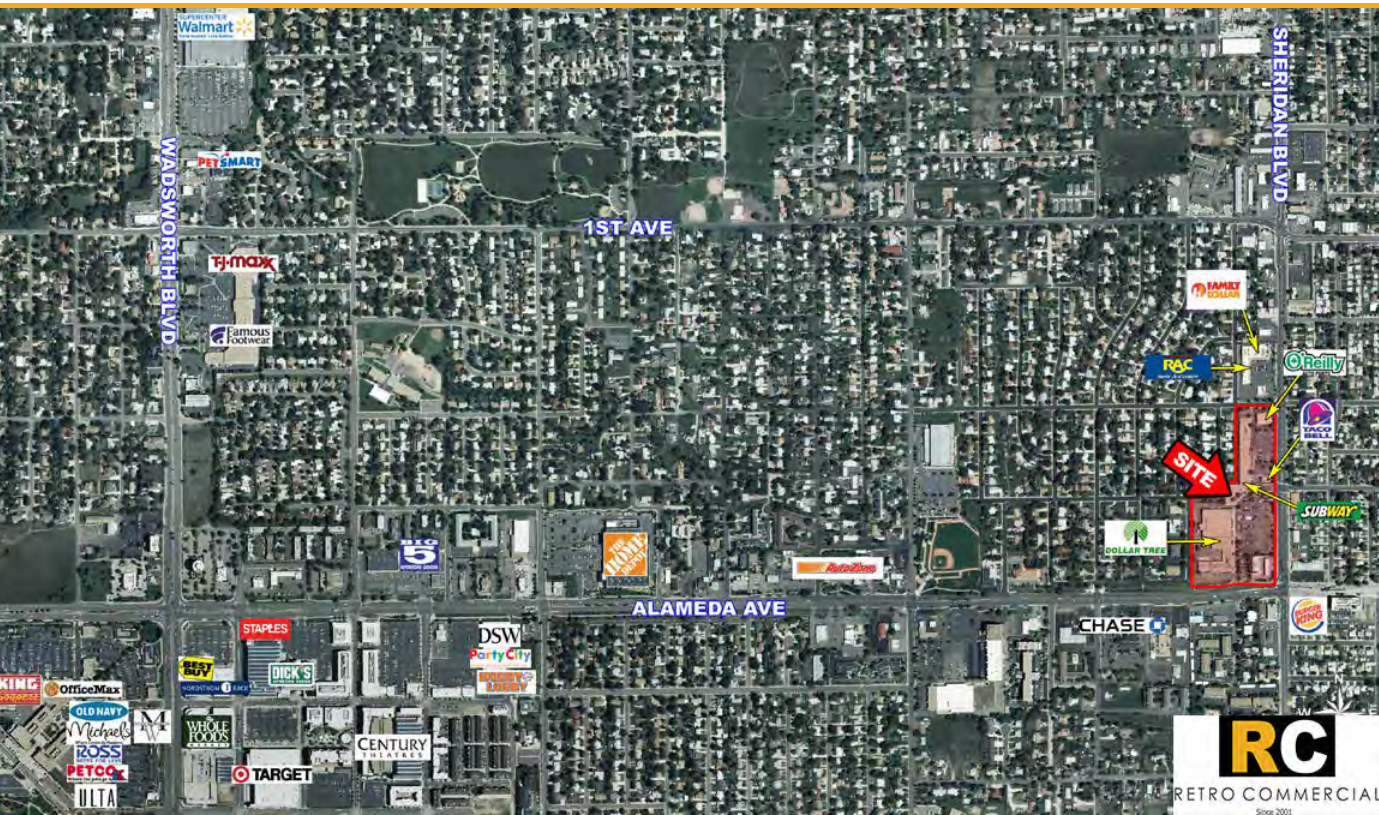


Available Monument Sign Space



# ALAMEDA CROSSING 145, 245 & 275 S. SHERIDAN BLVD, LAKEWOOD, CO 80226

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Suite 223 - 1,246 SF AVAILABLE  
 Suite 245 - 11,000 SF AVAILABLE  
 Suite 115 - 2,048 SF AVAILABLE



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 www.Retro-Commercial.com

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