

**5640**

**W Alameda Ave**  
Lakewood, CO 80226

**PRICE REDUCED!!**

**RETAIL FOR LEASE**  
**2,000 SF IN LINE RETAIL**

**GREAT EXPOSURE ON W ALAMEDA – NEWER BUILDOUT W GREAT AMBIANCE**



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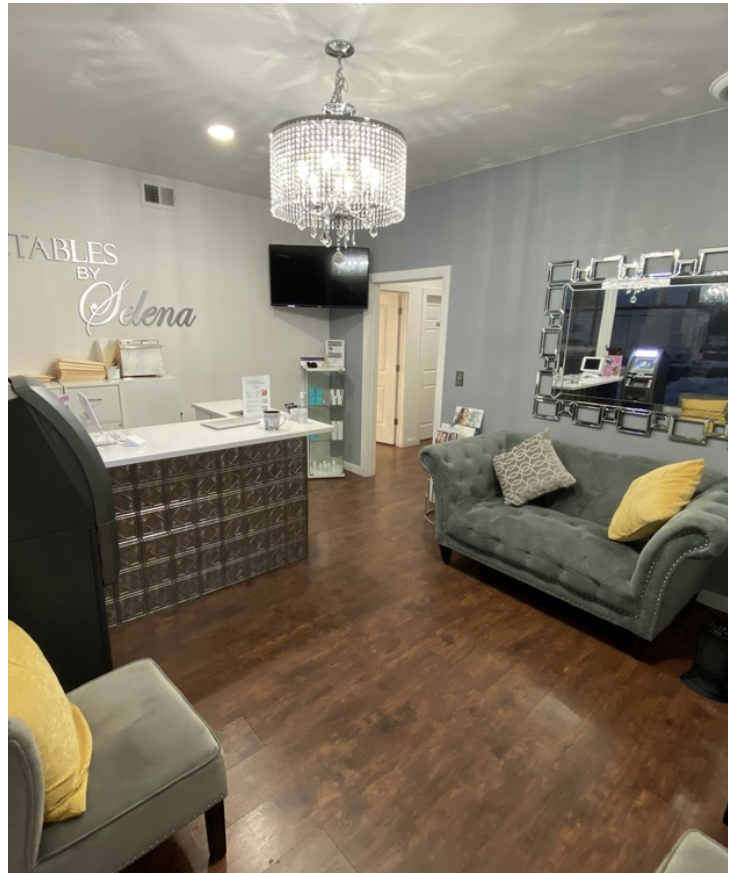
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## 5640 W ALAMEDA



### OFFERING SUMMARY **\$11/SF** PROPERTY OVERVIEW

**Lease Rate:** ~~\$12.00~~ SF/yr (NNN)

**NNN:** \$4.71/SF

**Available SF:** 2,000 SF

**Lot Size:** 1.05 Acres

**Year Built:** 1964

**Zoning:** M-G-U

Fantastic retail space for lease with manageable footprint. Formerly an beauty procedural space, the unit has a great retail presence with more than ample parking and great exposure. Wonderful newer buildout and fixtures, water access and more. A Blank canvas for a new or established retailer to create a space in a growing area. Call Greg or Earl for more details.

#### PROPERTY HIGHLIGHTS

- Great Retail Space in Fantastic Location
- Excess Parking
- Great Improvements
- Water Access and Ample Power
- Newer Flooring
- Light fixtures and some Furniture can be bought with the space

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no SM guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.





ADDITIONAL PHOTOS



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