



*\*Conceptual Site Plan*

# Retail Pad Site



185 S Wadsworth Boulevard | Lakewood, Colorado 80228

## Highlights

- 333' of frontage on S Wadsworth Boulevard
- Strong visibility and traffic counts
- Directly across from In-N-Out Burger
- Belmar Shopping District & Lakewood City Commons less than 1/4 mile away
- Quick, easy access to 6th Avenue Freeway via Wadsworth Boulevard
- Zoning allows for a wide variety of uses

## Demographics

	1 mile	3 miles	5 miles
<b>TOTAL POPULATION</b>	17,348	152,872	384,355
<b>TOTAL HOUSEHOLDS</b>	7,405	61,309	162,703
<b>AVG HOUSEHOLD INCOME</b>	\$105,341	\$91,026	\$104,439
<b>DAYTIME POPULATION</b>	18,925	140,519	382,478
<b>TOTAL BUSINESSES</b>	940	5,839	62,456





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