

WESTGATE CENTRE

3225-3265 S WADSWORTH BLVD
— LAKEWOOD, CO —




ROULER
ADVISORS


JLL

PROPERTY FEATURES

WESTGATE Centre is a 93,000 SF multi-tenant neighborhood service center in Lakewood, Colorado. The Colorado Department of Motor Vehicles anchors the center which drives significant daily traffic that promotes education institutions, health & wellness facilities, community centers, and other special services.



SIZE

2,201 SF –
12,979 SF
AVAILABLE

WESTGATE CENTRE

Anchored by Planet Fitness
& the Department of Motor
Vehicles

750K visits to the property in
the last 12 months
(source: placer.ai)

Highly visible monument sign
with digital capability facing
South Wadsworth

Strong mix of Amazon-
resistant tenants promote
cross-over shopping

Recently completed HVAC,
roof, and parking lot upgrades



SITE PLAN

— WESTGATE CENTRE —



SIZE

2,201 SF –
12,979 SF
AVAILABLE

DIRECTORY

- 1AA Jimmy John's
- 1AB Benchmark
- **1B 2,730 SF**
- *1C 2,201 SF**
- *1D 1,386 SF**
- *1E-G 6,662 SF**
- 2A-G Planet Fitness
- 2H Empower Dance
- 2I-J 3,600 SF**
- 2K-L AT LEASE
- 3A-B DMV
- 6A Laundry Yard
- 6B Flora Massage
- 6C Primitive Soul Tattoo
- 6D Southwest Lock
- 6E-G The Bark Club
- 6H-J 3,989 SF**
- 6K Mile High Driver
- 6L Cafe Ole
- 6M Executive Tans
- 6N Revo Nails & Spa
- 6O WestGate Tailor
- 6P-S Landlocked Ales
- 6T Institute for Change

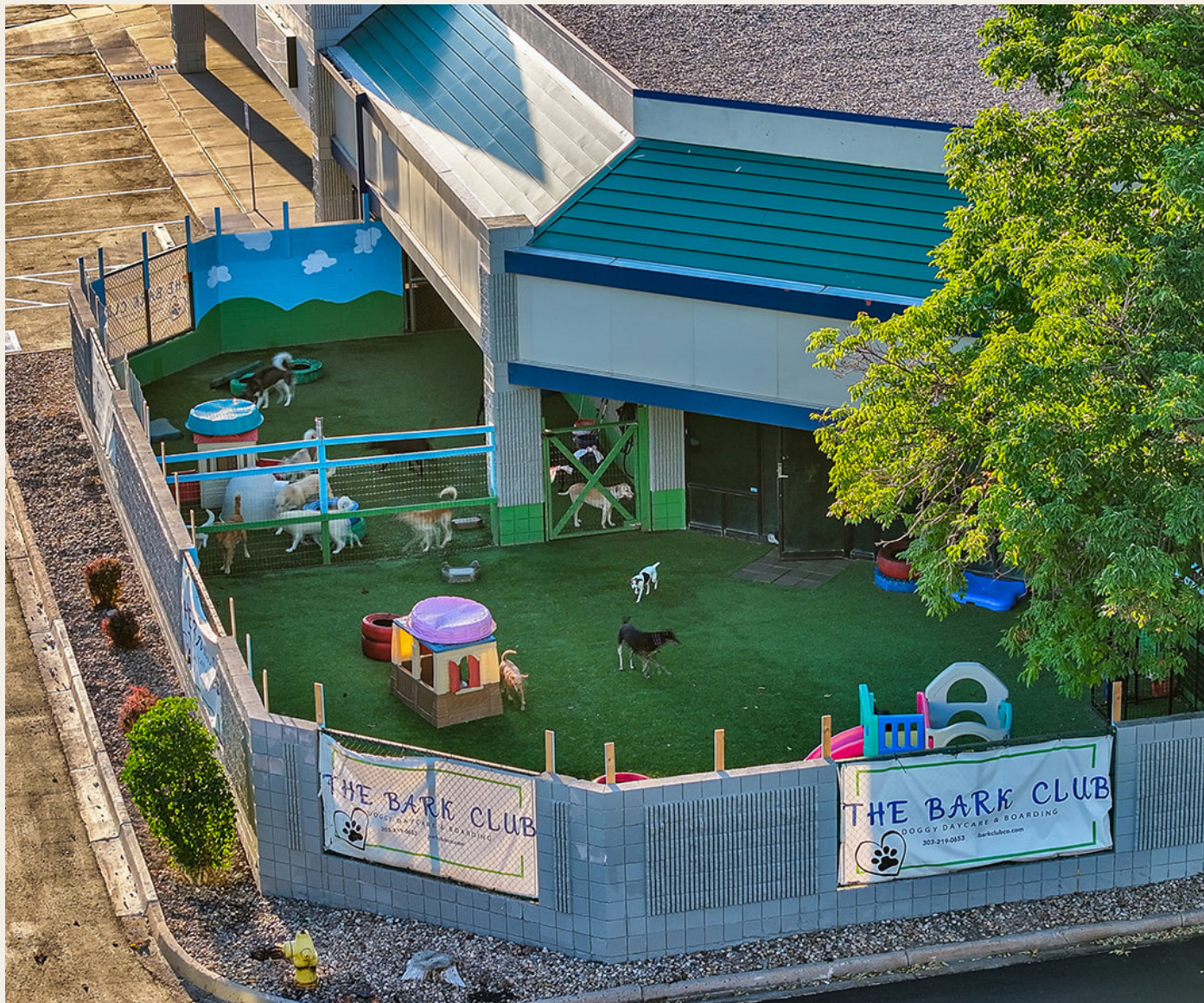


*ADJACENT SUITES CAN BE COMBINED FOR 12,979 SF

**NEW TO MARKET FULLY BUILT-OUT HAIR SALON!

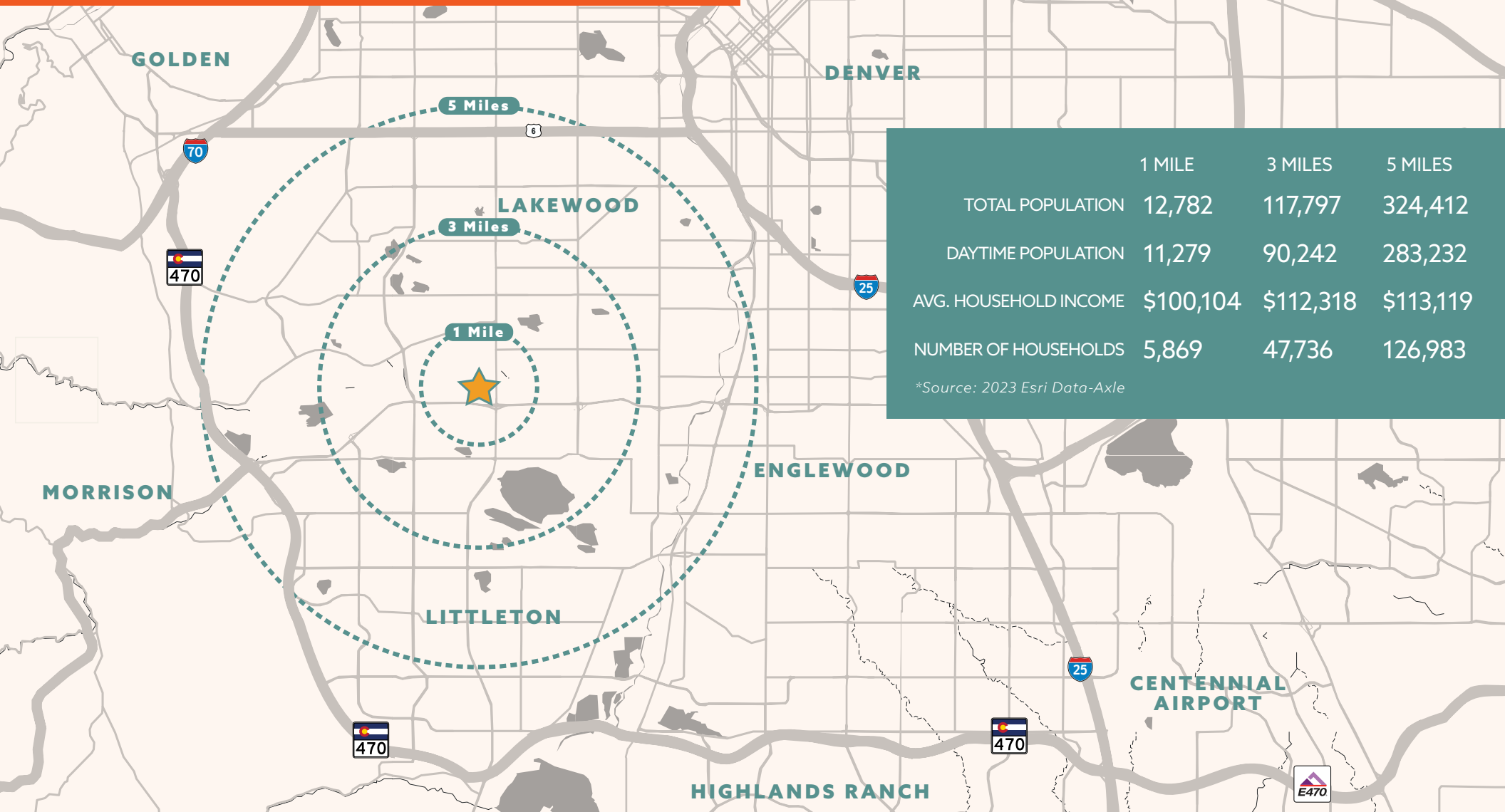
WESTGATE CENTRE

WESTGATE CENTRE



REGIONAL AERIAL

— LAKEWOOD, CO —



AMENITIES AERIAL

— LAKEWOOD, CO —



WESTGATE CENTRE

- COLGADO
- THE BARK CLUB
- planet fitness
- Landlocked
- JIMMY JOHN'S

mission trace center

- NATURAL GROCERS
- Preschool
- BARDO
- burn boot camp

H&R BLOCK

- Pizza Hut
- ATA
- DONUTS

PALAPA HOUSE

- SalonCentric
- PHO VIETNAM
- RED ROBIN

WESTGATE CENTRE





WESTGATE CENTRE

— LAKEWOOD, CO —

CONTACT

SARAH ALFANO

+1 303 263 5362

sarah.alfano@jll.com



AGENCY
DISCLOSURE

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.