



BELMAR

DOWNTOWN LAKEWOOD

[BelmarColorado.com](http://BelmarColorado.com)

 **JLL** SEE A BRIGHTER WAY







# THE RETAIL DESTINATION

Belmar is the award-winning, vibrant reinvention of downtown Lakewood that evokes the ambience of an old town village center. With over 80+ local boutiques and national brands strategically located at the corner of Wadsworth & Alameda, Belmar offers an eclectic blend with something for everyone in a location seen by an estimated 100,000 vehicles a day.

Twelve minutes from Downtown Denver, Belmar has become an archetype of new suburban development by bringing the urban lifestyle into a suburban community. In its 22 blocks, Belmar boasts more than 726,000 square feet of top-tier retail, 300,000 square feet of office, and more than 3,500 residents, offering an eclectic blend with something for everyone.











## AWARD WINNING DESIGN

Former mall converted into a thriving downtown community



## SUSTAINABILITY

Solar panels and an urban wind farm reduce energy-use



## MAGNETIC LOCATION

In the heart of a rapidly growing residential trade area



## STRONG DEMOGRAPHICS

Educated, high-earning workforce diverse workforce



## HIGH VISIBILITY

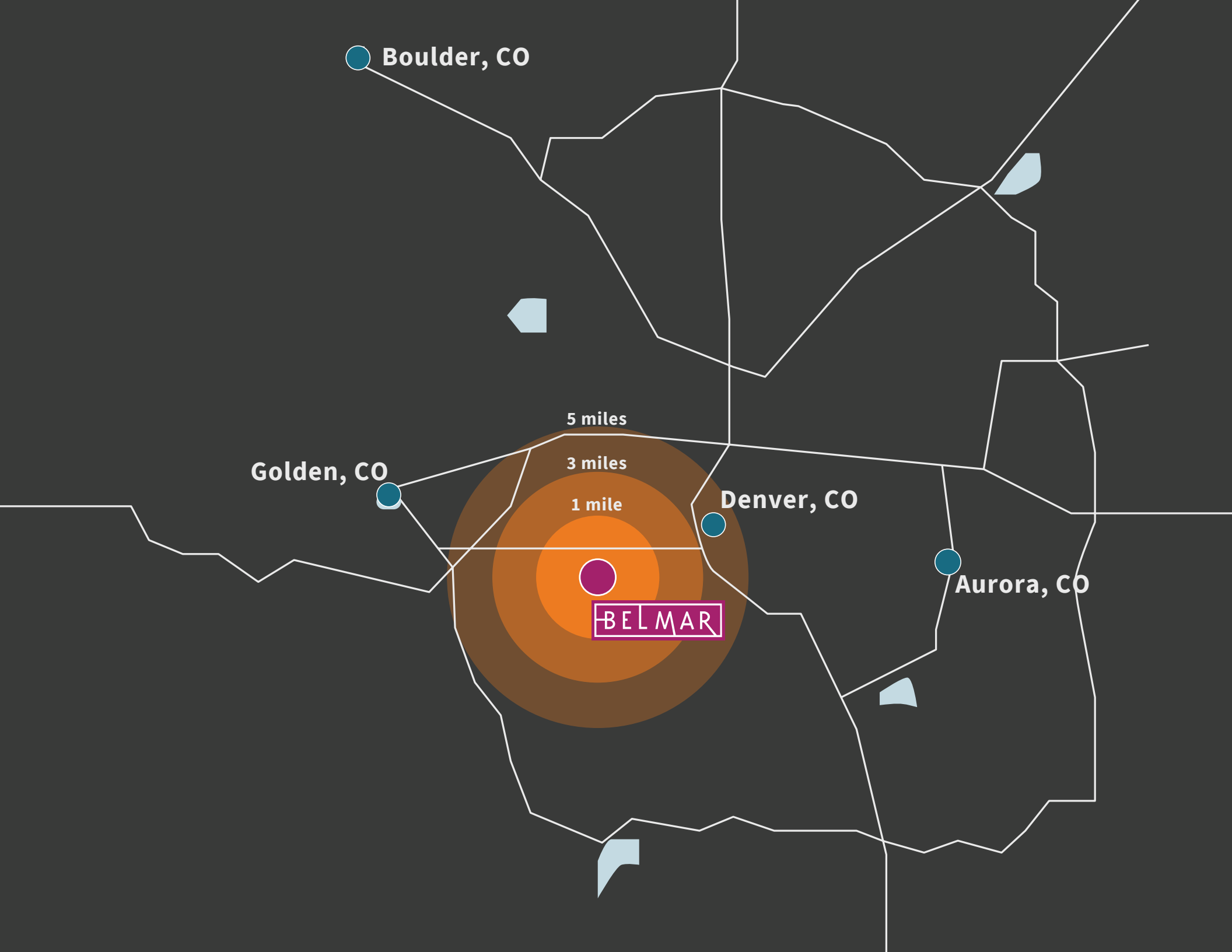
Easily accessible to 257,000 daily vehicles on nearby roads



## UNIQUE TENANT MIX

Mix of big box, fashion, entertainment, and dining





Boulder, CO

Golden, CO

5 miles

3 miles







1 mile

Denver, CO

Aurora, CO

BELMAR

# 2023 DEMOGRAPHIC SUMMARY

	within 1 mile	within 3 miles	within 5 miles
 population	18,497	157,767	387,634
 households	8,298	62,116	166,313
 median age	35.8	36.7	37.6
 average household net worth	\$472K	\$648K	\$726K
 average household income	\$95K	\$93K	\$109K
 average home value	\$550K	\$566K	\$611K
 total consumer spending	\$453M	\$3.36B	\$10.5B
 businesses	933	5,079	17,334
 employees	10,861	57,750	231,388

Source: Esri 2023





# PROJECT HIGHLIGHTS

- 726,000 square feet of top-tier retail centered on national favorites like Nordstrom Rack, Target, Whole Foods, Best Buy, DSW, and more
- Bustling community plaza with al fresco dining, ice-skating, open-air concerts, and other cultural happenings
- Home to almost 3,500 residents in 1,200 lofts, condos, townhomes, single-family detached houses, and apartments
- Close to 300,000 square feet of office space, providing workspace to some 3,000 employees







## NATIONAL RETAILERS

Nordstrom Rack, Target, Whole Foods Market, Dicks Sporting Goods, DSW, SEPHORA, Chico's, Apricot Lane, LOFT, Lululemon, Burlington, and Century Theatres amongst others.



## LOCAL RESTAURANTS

The French Press, Lakewood's favorite brunch spot, Lady Nomada, GQue BBQ, Heaven Artisan Creamery, Tstreet Roadhouse, and Wasabi Sushi Bar.



## HEALTH & FITNESS

Corepower Yoga, F45 Fitness, StretchLab, PureBarre, and Wonder Gym.





# AERIAL VIEW





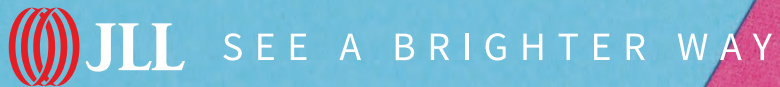






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