



For Sale

8,000 SF 2nd Generation Restaurant

 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





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

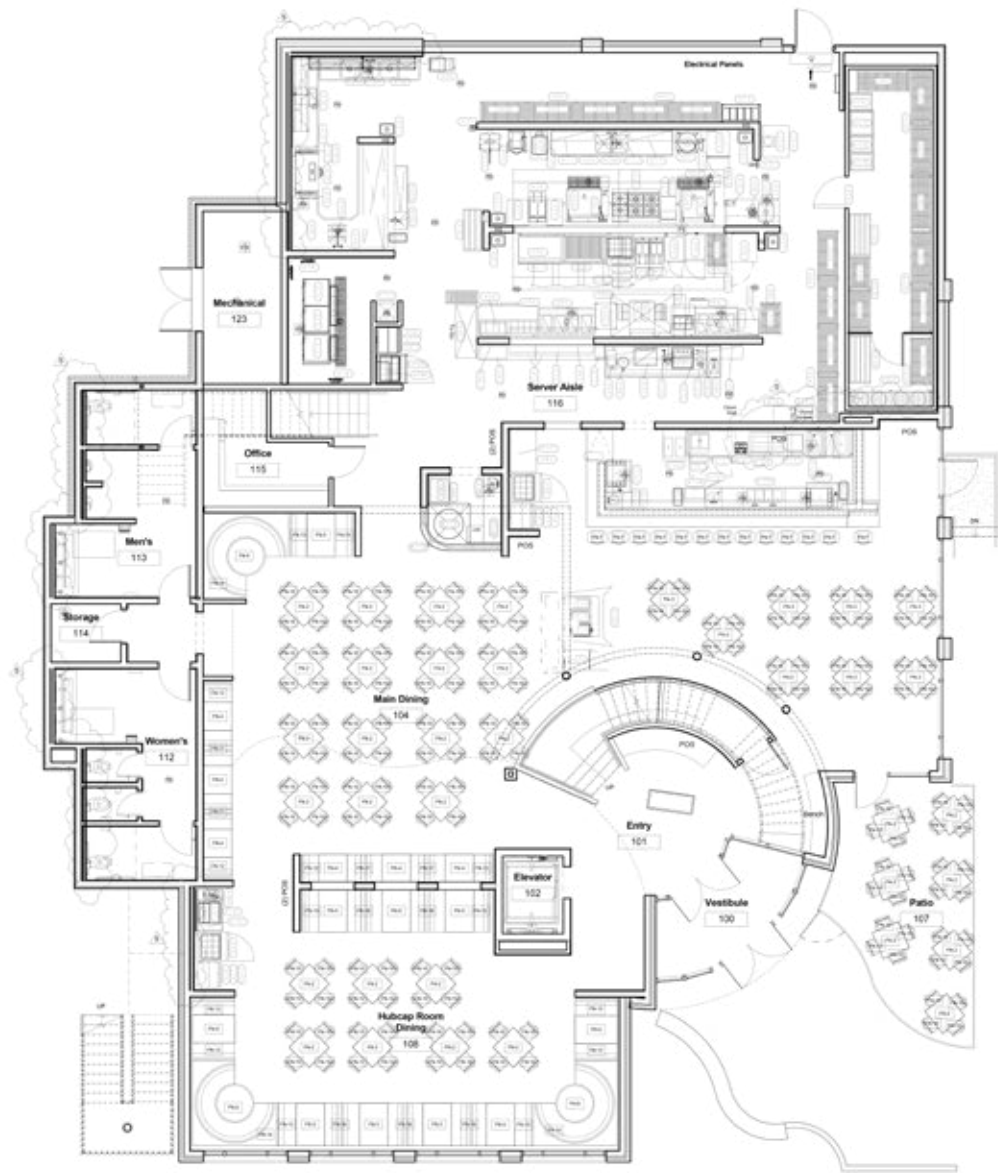
The French Press, Lakewood's favorite brunch spot, Lady Nomada, GQue BBQ, Heaven Artisan Creamery, Tstreet Roadhouse, and Wasabi Sushi Bar.



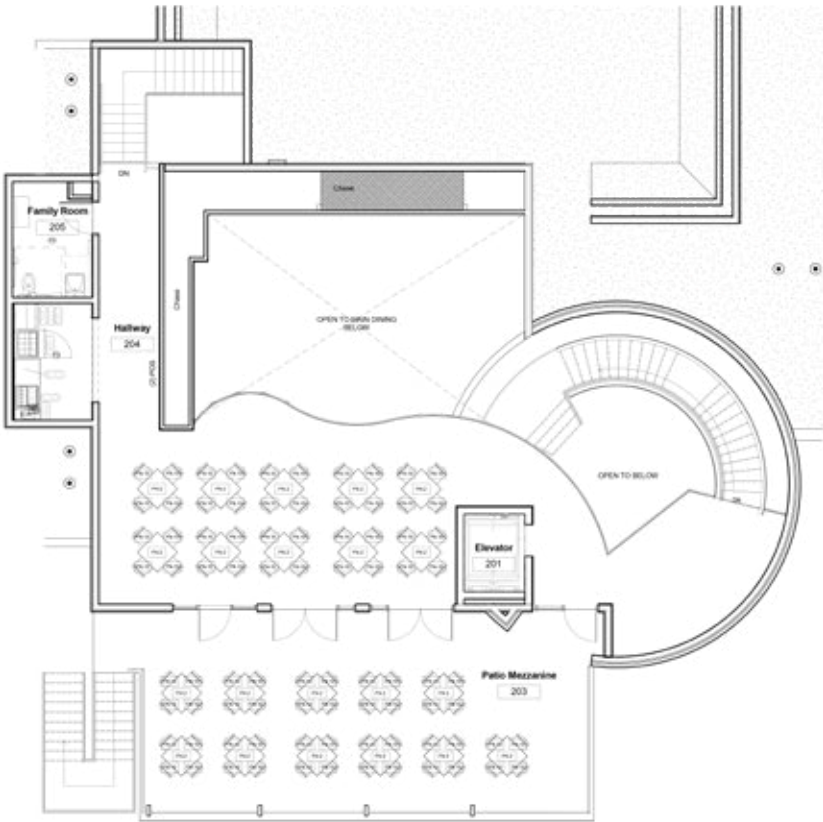
HEALTH & FITNESS

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





Ground floor



Mezzanine

499 S. Vance Street / Lakewood, CO



Location 499 S Vance Street

Size 8,000 s.f.

Parking 100 surface spaces,
200 covered spaces

Year Built 2018

Stories Two (2)





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BROKERAGE DISCLOSURE

 SEE A BRIGHTER WAY

Demographics	1 mile	3 miles	5 miles
Population	18,497	157,767	387,634
Households	8,298	62,116	166,313
Avg HH Income	\$95,484	\$93,068	\$109,938
Employees	10,861	57,750	231,388