

WESTGATE CENTRE

3225-3265 S WADSWORTH BLVD
— LAKEWOOD, CO —



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

1,386 SF–
3,989 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



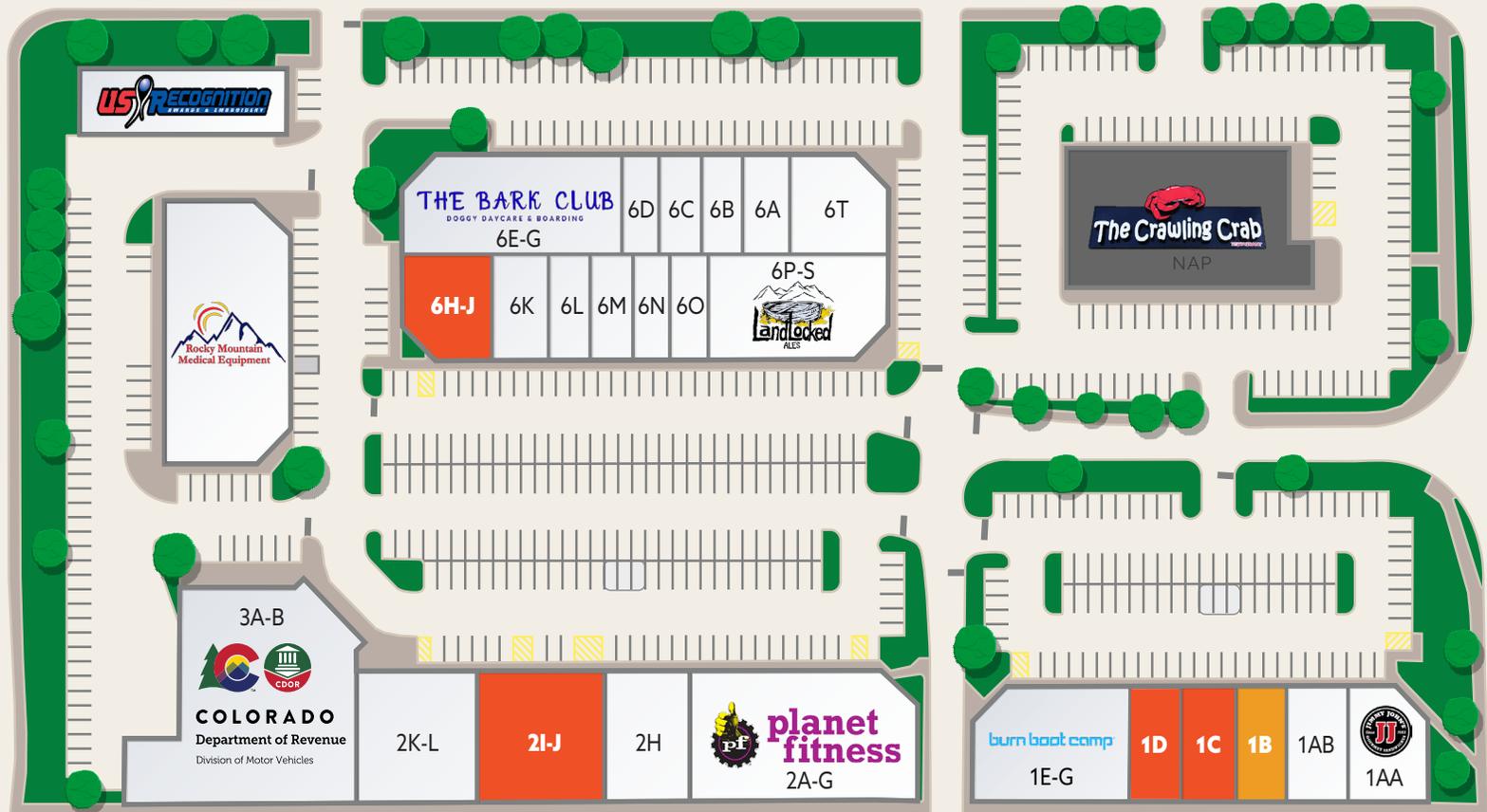
SIZE

1,386 SF -
3,989 SF
AVAILABLE

DIRECTORY

- 1AA Jimmy John's
- 1AB Benchmark
- 1B 2,730 SF
- 1C 2,201 SF
- 1D 1,386 SF
- 1E-G Burn Boot Camp
- 2A-G Planet Fitness
- 2H Empower Dance
- 2-I-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

W EASTMAN PL ±4,200 CPD



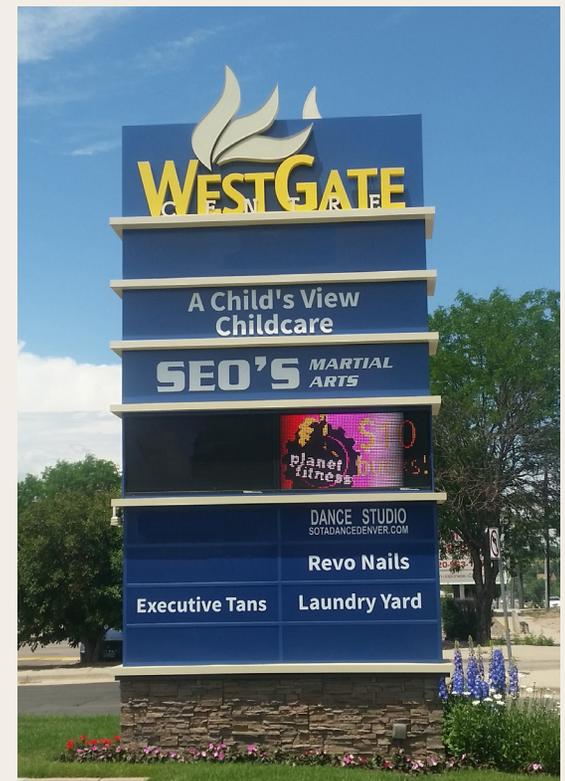
S WADSWORTH BLVD ±49,000 CPD

*ADJACENT SUITE 1D CAN BE COMBINED FOR 3,587 SF

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

WESTGATE CENTRE

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REGIONAL AERIAL

— LAKEWOOD, CO —



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,782	117,797	324,412
DAYTIME POPULATION	11,279	90,242	283,232
AVG. HOUSEHOLD INCOME	\$100,104	\$112,318	\$113,119
NUMBER OF HOUSEHOLDS	5,869	47,736	126,983

**Source: 2023 Esri Data-Axle*

MORRISON

GOLDEN

DENVER

LAKEWOOD

ENGLEWOOD

LITTLETON

CENTENNIAL
AIRPORT

HIGHLANDS RANCH



AMENITIES AERIAL

— LAKEWOOD, CO —

WESTGATE CENTRE

- COLGRADO
- THE CRAFTING CLUB
- THE BARK CLUB
- JIMMY JOHN'S
- planet fitness
- LandLoops
- OLA

mission trace center

NATURAL GROCERS

Preschool

- BARDO
- burn boot camp

H&R BLOCK

Pizza Hut

ATA

DONUTS

PALAPOL HOUSE

SalonCentric

PHO VIETNAM

Smile dental

RED ROBIN

Public Storage

FedEx

DQ

Village Inn

KOHL'S

Eastman Pl

SHERWIN WILLIAMS

CONOCO

Best Western

MIDAS

Hampden Ave

59,000 VPO

S Wardsworth Blvd

4,900 VPO

Holiday Inn

OLD CHICAGO

EXTENDED STAY AMERICA

LAQUINTA

Residence Inn

WESTGATE CENTRE





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— LAKEWOOD, CO —

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AGENCY
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