

# Belmar Crossing

## Retail For Lease in Lakewood



Property ID: 411041

Belmar Crossing is a high visibility neighborhood strip center with twenty tenants. Located in the heart of the Lakewood Community Center District across the street from the new Belmar Center and just down the street from the Lakewood Commons. Wadsworth Boulevard is the business street in the greater Denver metropolitan area making the intersection of Wadsworth Boulevard and Alameda Avenue the epicenter of community activity.

Location		Listing Summary			
7111 W Alameda Ave		<b>Available SF</b>	6,307 SF	<b>Rate</b>	\$18.50
Lakewood, CO 80226		<b>Min Div</b>	1,661 SF	<b>Taxes/SF</b>	
<b>Park/Complex</b>		<b>Max Contig</b>	4,646 SF	<b>Operating Exp/SF</b>	\$6.08
<b>Market:</b> Metro Denver/Boulder		<b>Sublease</b>	No		
<b>Submarket:</b> West					
<b>Cross Streets:</b> NE of W Alameda Ave and S Teller St					

Property Description						
<b>Building Size</b>	57,868 SF	<b>Status</b>	Existing	<b>Lot Size</b>	4.50 Ac.	<b>Major Tenants</b>
<b>Specific Use</b>	Conv/Strip Ctr	<b>Year Built</b>	1966	<b>Parking Spaces</b>	289	A World of Tile
		<b>Year Renovated</b>	2005			Shoe Carnival



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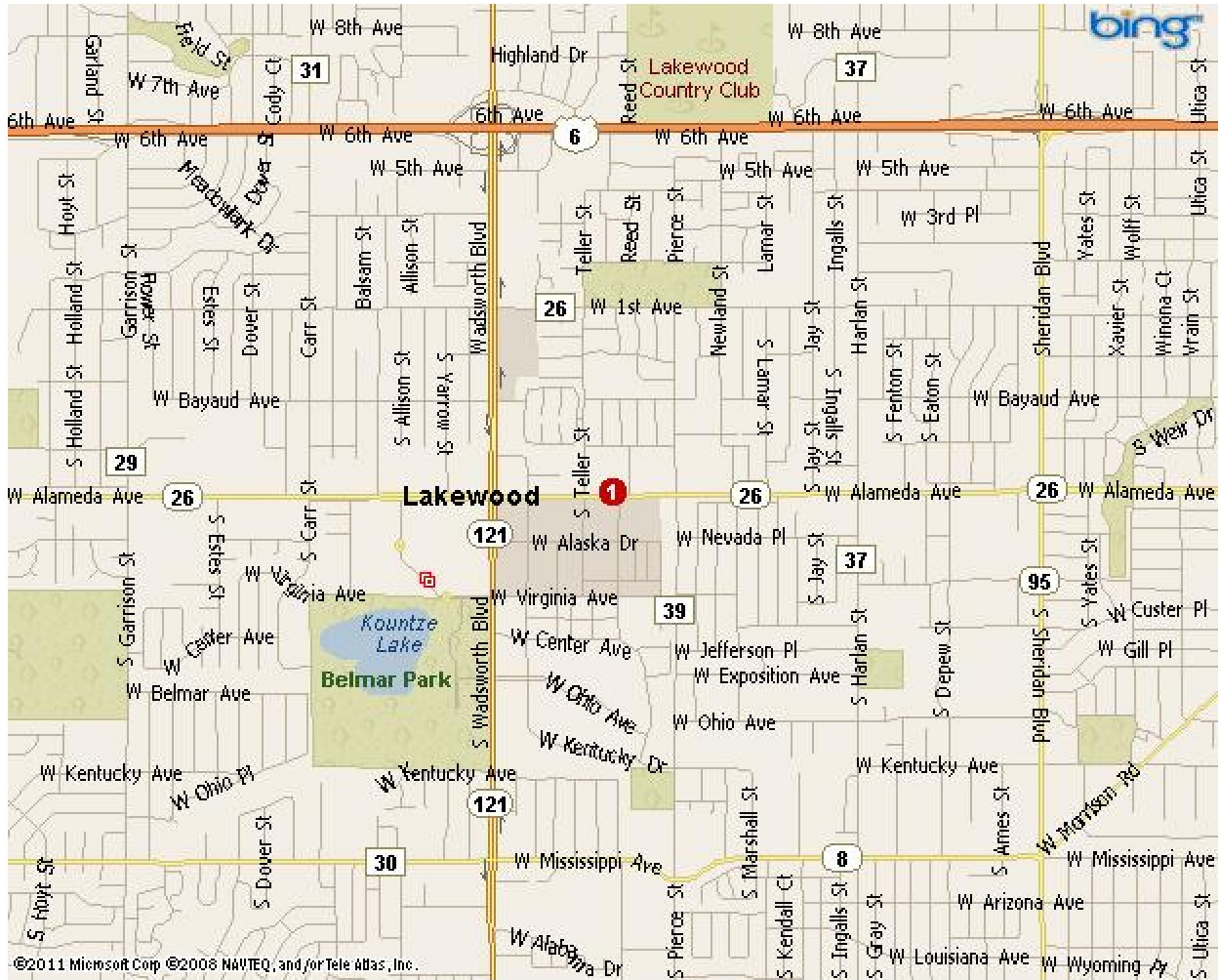
### Available Suites

Unit	SF Avail	Min Div	Max Contig	Rate	Space Type	TI Allowance	Available	Suite ID
E	4,646	4,646	4,646	\$18.50 NNN	Anchor (in-line)	As Is	30 Days	1023302
Comments: TI in place for bank - ATM in parking lot								
P	1,661	1,661	1,661	Negotiable Gross	Shop (in-line)	As Is	Now	254898
Comments: Second Floor Walk-up Office								

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# Property Map

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## Map Legend

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- 1) Belmar Crossing, Lakewood, CO 80226
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