

# HAMPDEN-MISSION TRACE WEST SHOPPING CENTER



**3355 S. YARROW STREET  
LAKEWOOD, CO 80227**

## FEATURES

Great neighborhood center.

Blocks from Hampden and Wadsworth.

Busy shopping center with ample parking.

Great tenant mix with destination tenants and restaurants.

## DEMOGRAPHICS (2022)



**POPULATION**

1 MILE: 14,842  
3 MILES: 115,387  
5 MILES: 320,057



**HOUSEHOLDS**

1 MIILE: 6,852  
3 MILES: 47,223  
5 MILES: 123,810



**HOUSEHOLD  
INCOME  
(MEDIAN)**

1 MIILE: \$64,164  
3 MILES: \$77,952  
5 MILES: \$77,719

## LEASING INFORMATION

### ASKING RATES

Call for details.

### 2022 EST. NNN

6.65

### TERMS

3-5 year leases.

### MAXIMUM CONTIGUOUS

Fully Leased

### MINIMUM SF

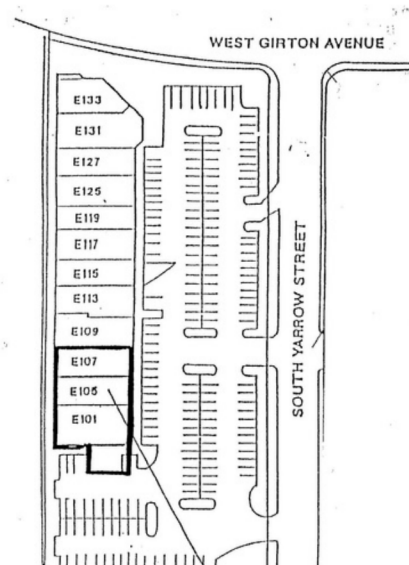
Fully Leased

**RETAIL AND OFFICE  
SPACE FOR LEASE**

**HAMPDEN-MISSION TRACE WEST  
SHOPPING CENTER**

SUITE	TENANT	SQ. FT.	SITE MAP
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101-7	Greenfields Pool & Sports Bar	7,515	
113	Green Mountain Guns	4,762	
115	Arden, LLC	1,770	
117	ATA Black Belt Academy	4,073	
125	Arthur Murray Dance	3,833	
127	Beauty Systems Group, LLC	2,502	
131, 133	Yabby Hut	5,148	



**EXPLORE MORE WESTERN CENTERS  
LEASING OPPORTUNITIES**



WESTERN CENTERS  
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