RETAIL & OFFICE SPACE FOR LEASE



HAMPDEN - MISSION TRACE WEST

3355 S. Yarrow Street, Lakewood, CO 80227

PROPERTY FEATURES

Popular neighborhood center.

Just blocks from the busy intersection of Hampden Ave. and Wadsworth Blvd.

Destination tenants and restaurants.

Ample parking.

LEASING INFORMATION

Asking Rates:	Call for details
Est. NNN (2026):	$9.05
Lease Terms:	3-5 year leases
Max. Contiguous:	*$4,762 Sq. Ft.*
Minimum Sq. Ft.:	*$4,762 Sq. Ft.*

Explore More Western Centers Leasing Opportunities!

DEMOGRAPHICS (2026)

POPULATION	**1 MILE:**	11,809
	3 MILES:	110,464
	5 MILES:	309,105
HOUSEHOLDS	**1 MILE:**	5,458
	3 MILES:	45,235
	5 MILES:	121,150
HOUSEHOLD INCOME (MEDIAN)	**1 MILE:**	$69,973
	3 MILES:	$92,003
	5 MILES:	$93,277

WESTERN CENTERS
10555 E. DARTMOUTH AVE. SUITE 360
AURORA, CO 80014

WESTERN CENTERS INC

303.306.1000
LEASING@WESTERNCENTERS.COM
WWW.WESTERNCENTERS.COM

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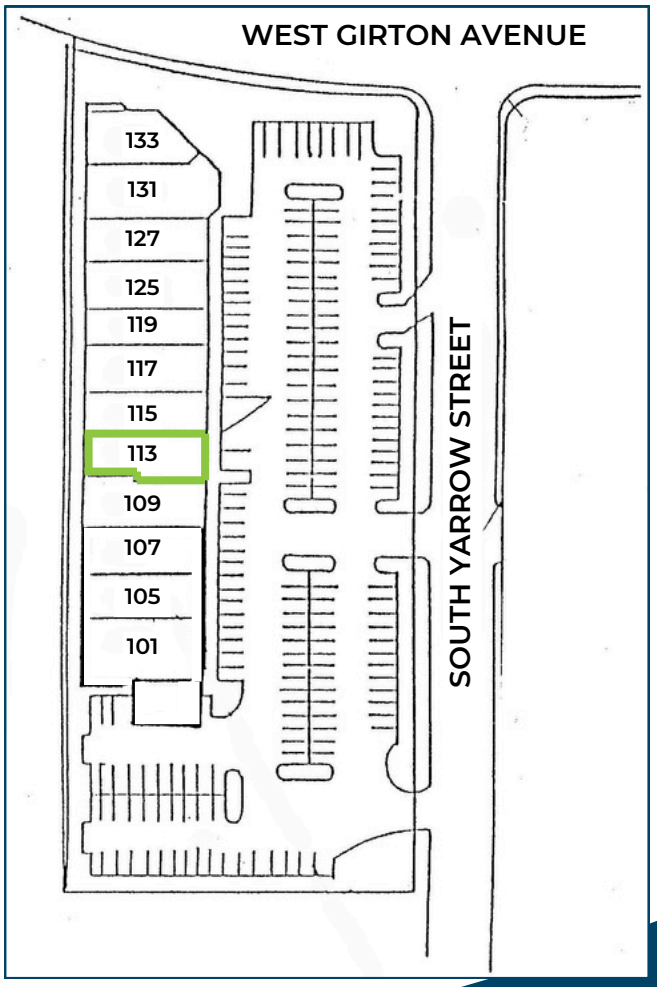






SUITE	TENANT	SQ. FT.
101-107	Greenfields Pool & Sports Bar	7,515
113	AVAILABLE!	4,762
115	Arden, LLC	1,770
117	ATA Black Belt Academy	4,073
125	Arthur Murray Dance	3,833
127	Beauty Systems Group, LLC	2,502
131-133	Yabby Hut	5,148

SITE MAP



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