

SUBLEASE OPPORTUNITY

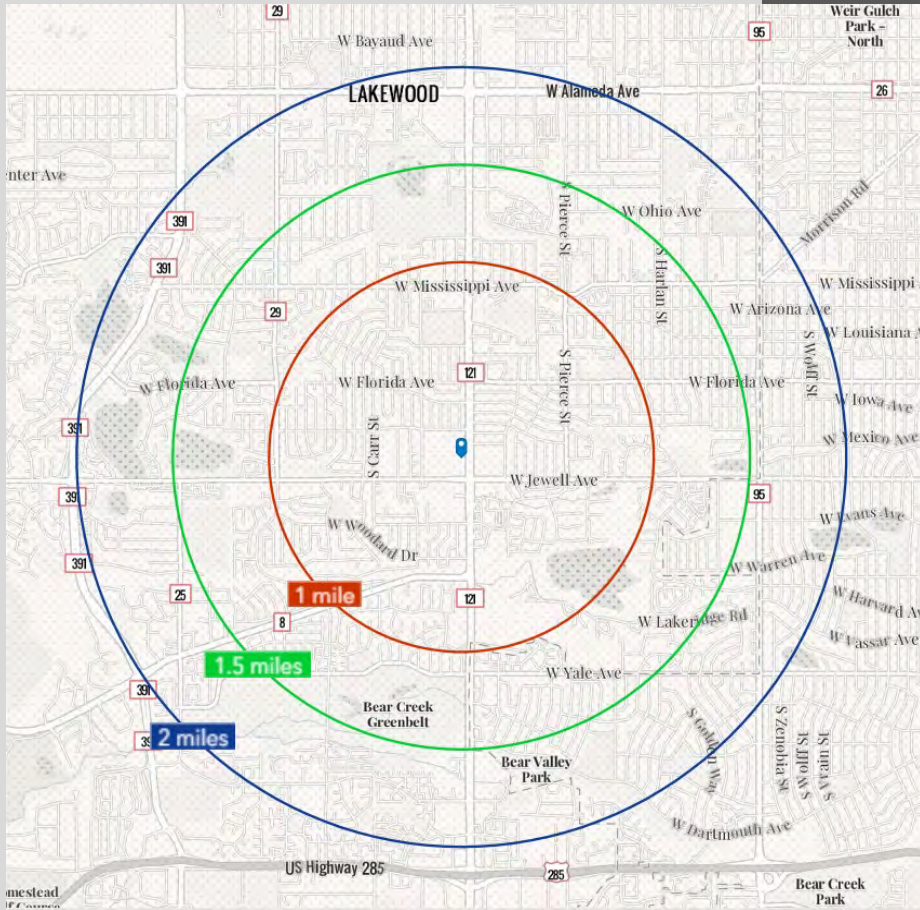
RetailNet
REAL ESTATE

LAKEWOOD, CO
Former *Walgreens* #17538

±13,659 SF + DT | Oct '36 | \$175K/yr.

7665 W JEWELL AVE





Property Overview

- **Rent***. \$175,000/yr, Modified Gross *(inclusive of RET; R&M, insurance, utilities separate)
- **Master Lease Expiration**. 10/31/36
- **Delivery**. 'As-Is', Vacant
- **Building**. ±13,659 SF + DT
- **Signage**. Shared pylon + building
- **Upgrades**. 2 HVAC replacements in '23, Reroof in '20
- **Parcel ID**. 49-233-17-022
- **Access**. FI/FO on Wadsworth & W Jewell via traffic signals
- **Zoning**. M-G-U, Lakewood - [Map](#) & [Permitted Uses](#)
- **Prohibited Uses**. Pharmacy, dispensary, restaurant, cocktail lounge, non-retail operation, banquet facility, church, sports facility, auto service, pool hall, or educational facility.

Location Overview

- **Prime Corner Location**. Highly visible site at the NWQ of W Jewell & S Wadsworth — one of Lakewood's busiest intersections.
- **Strong Surrounding Demographics**. Positioned within a dense residential area with nearby shopping centers, schools, and parks, driving consistent local traffic.
- **Excellent Accessibility**. Easy access from major thoroughfares and public transportation, enhancing customer and employee convenience.

'24 Estimates	1Mile	1.5 Mile	2 Miles
Population	15,738	35,088	61,448
Households	6,273	14,165	25,194
Avg. HH Inc.	\$146,416	\$130,484	\$122,405
S Wadsworth Blvd - Daily Traffic Estimate			49,421 VPD
W Jewell Ave - Daily Traffic Estimate			19,000 VPD

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W Jewell Ave—19,000 VPD

S Wadsworth Blvd—49,421 VPD



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S Wadsworth Blvd - 19,000 VPD



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Drive-Thru

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TERMS

SUGGESTED RENT

\$175,000/yr

(inclusive of RET; R&M, insurance, utilities separate)

TERM

10/31/36

(co-terminus with master lease)

DELIVERY

"As-Is", Vacant

OFFERS EVALUATED AS RECEIVED

****Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee***

CONTACT

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