



FOR LEASE | RETAIL/OFFICE

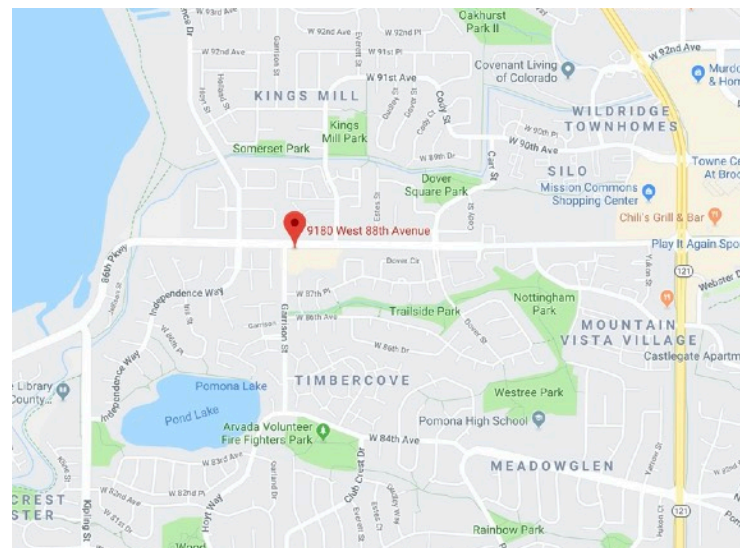
AVAILABLE SF:	1,860-4,170/SF
LEASE RATE:	\$9.50-\$14.00/SF
LEASE TYPE:	\$6.24/NNN
CITY:	Westminster
COUNTY:	Jefferson
SUBMARKET:	Northwest Retail
BLDG USE:	Retail/Medical
YR BUILT:	1981-1983
BLDG SF:	40,778/SF
# OF BLDGS:	3
PARKING:	172 Spaces 4.2/1,000
TENANCY:	Multiple

PROPERTY OVERVIEW

LAKE PLAZA is a neighborhood retail center located at West 88th Avenue & Garrison Street. The property offers a mix of restaurants, general retail, and client oriented office that provide services and amenities to the surrounding neighbors. Constructed in 1980, Lake Plaza is located in a highly populated residential neighborhood with strong traffic counts and demographics. The properties is well maintained and its corner lot has easy access and plenty of surface parking for tenants, clients, and patrons. Each available unit has a private entrance, street visibility, and possible exterior signage to maximize exposure for any professional office, medical office, and retail tenants. The property offers tenants an affordable rate/price for high quality Retail/Office space in the Northwest Metro area.

PROPERTY HIGHLIGHTS

- Easy access from signalized Intersection
- Strong traffic counts and high demographics
- Solid current tenant mix with ample parking
- Monument and building signage
- Located in an highly populated residential neighborhood
- Affordable rate/price for high quality Retail



CONTACT: Scott L Fischer

Senior Broker

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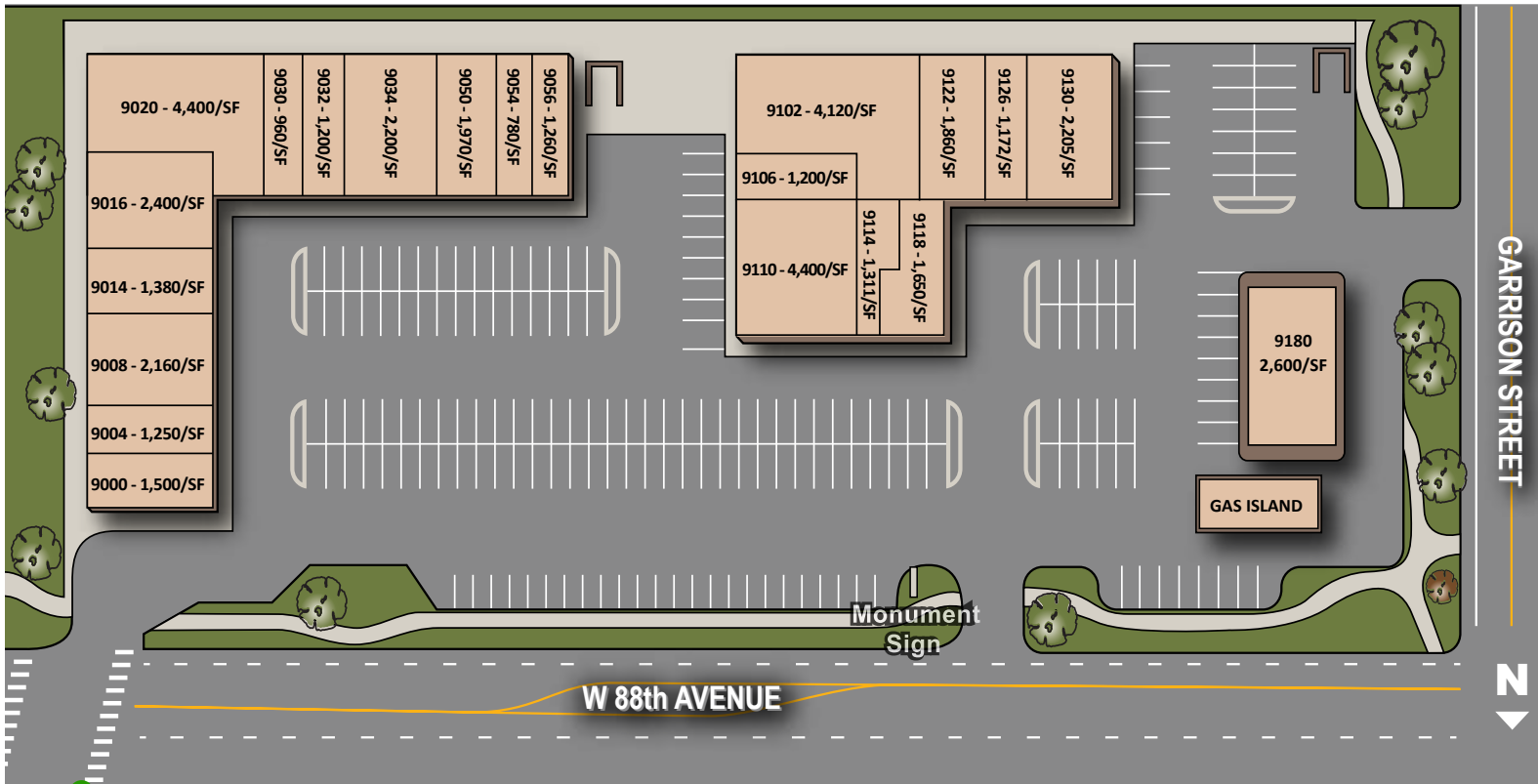
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The information contained herein was obtained a sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.



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TENANTS:	UNIT #:	SF:
VACANT	9000	1,500
Peak Health Chiropractic	9004	1,250
Sano's Italian Restaurant	9008-9012	2,160
I Love Sushi	9014	1,380
Relaxing Station	9016	2,400
Colorado Taekwondo	9020	4,400
Applauze Salon	9030	960
Edward Jones	9032	1,200
VACANT	9034-9050	4,170
Gustavo Barber	9054	780
Family Dental Care	9056	1,260

TENANTS:	UNIT #:	SF:
Colorado Sports Cards	9102	4,120
Global Thrift	9106	1,200
Global Thrift	9110	4,400
Boxdrop Mattress Company	9114	1,311
Liquor Store	9118	1,650
VACANT	9122	1,860
The Dog Spa	9126	1,172
Sideways Sports	9130-9134	2,205
Valero Diamond Metro	9180	2,600

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