

High-Visibility Retail/Flex Space for Lease

12180 W ALAMEDA PKWY, LAKEWOOD, COLORADO 80228-2864



Overview

Hoff & Leigh presents this great retail/flex storefront located at 12180 W Alameda Pkwy Suite C near Alameda & S Union St. Situated in the same building as O'Reilly's Auto Parts and Little Red Barn, Suite C has a drive-in garage door, 2 offices, a large entry area that could be used as a bullpen or conference area, 2 bathrooms, ample parking, and exposure for any business looking to capitalize on the high traffic count.

Suite C: 1,886 SF \$16 SF/YR (+ \$7.65 / SF NNN) = \$4,322/Month

For more info or to schedule a tour, please text/call:
Michael Crawford at 720.683.0399

Highlights

- Drive-in garage door
- 2 offices and 2 bathrooms
- Large entry area (bullpen or conference)
- Kitchenette area with sink and fridge space
- High traffic count
- Ample parking and storage
- Zoning: M-G-S (City of Lakewood)

Unit:	Size:	Lease Rate:
Suite C	2,193 SF	2,193 SF x \$16/sf + \$7.65/sf NNNs = \$4,322/month

Property Details

Lease Rate

■ **\$16.00 SF/YR (NNN)**

Space Available

■ 2,193 SF

Lot Size

■ 1.41 Acres

Building Size

■ 10,535 SF

Zoning

■ M-G-S (Lakewood)

Rev: August 18, 2026





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Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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DEMOGRAPHICS



88,991
Population



41.1
Median Age



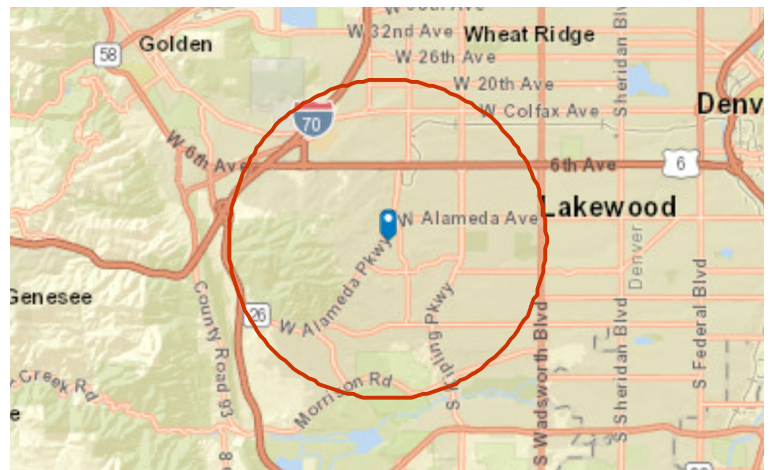
2.3
Average
Household Size



\$107,279
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W Nevada Dr	28,900	0.1
W Nevada Dr	30,376	0.1
West Virginia Dr	11,000	0.2
S Xenon Ct	23,300	0.3
S Union Blvd	31,275	0.3



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