

Bear Creek Plaza

Retail Suites Available For Lease From:



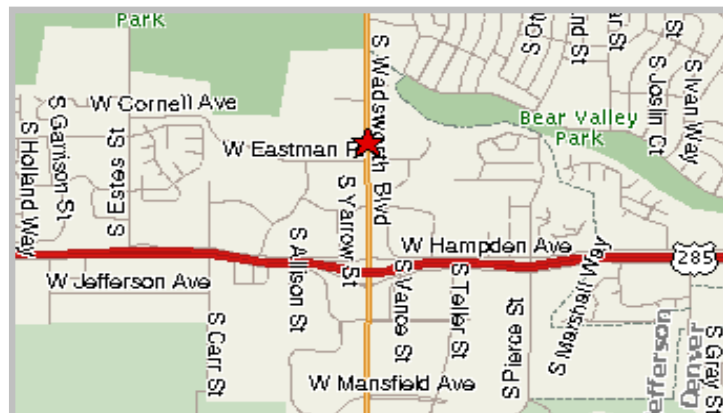
Inline Units

1,280 - 4,221 SF

\$9.00-13.00/NNN

- ◆ ***Suite 3224-A is ready to be used as a child day care center. (Includes an outside play yard)***
- ◆ ***Great Access North of Hampden on Wadsworth***
- ◆ ***High Traffic Center***
- ◆ ***Exposure to 50,000 Cars a Day on Wadsworth***

	<u>1 Mile</u>	<u>3mile</u>	<u>5mile</u>
Population	13,893	116,401	330,317
Avg. Household Income	\$71,294	\$82,381	\$77,671



The Summit Group, Inc.
Commercial Real Estate

CONTACT: Ric Holderith at 303-985-8701 x106
or email RHolderith@summitgroupdenver.com

Suites Currently Available:

End-Cap Opportunity!



Suite 3200-A

4,235 S.F

Divisible to 1,400 SF.

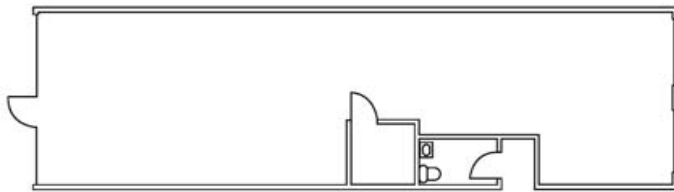
End-Cap on Wadsworth Available

- 50,000 Cars/Day
- Right in, Right out
- Signalized Intersection.

Call for pricing



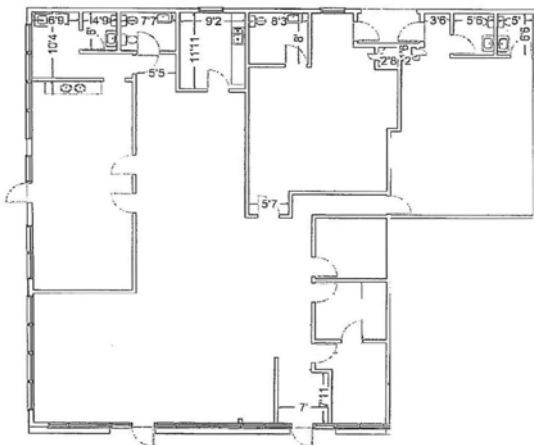
* **WADSWORTH BLVD.**



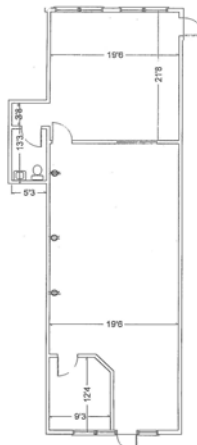
Suite 3200-G
1,327 S.F.



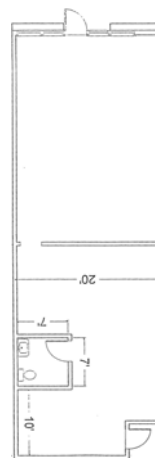
Suite 3214-G
1,400 S.F.



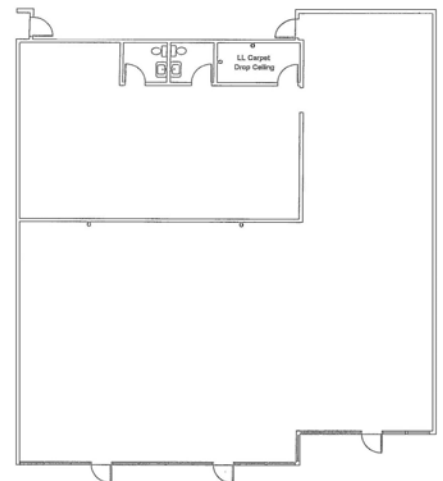
Suite 3224-A
3,808 S.F.



Suite 3200-H
1,473 S.F.



Suite 3234-B
1,280 S.F.



Suite 3214-D
4,221 S.F.

