

6TH AVENUE COMMERCE CENTER

11111 W. 6TH AVE. ■ LAKEWOOD, COLORADO



DEMOGRAPHICS - 2009

Area	Daytime Population	Population	Avg. HH Income
3-MILE	59,944	91,544	\$67,981
5-MILE	122,549	264,958	\$65,188

Traffic Counts

96,500 cars per day on US 6 (6th Avenue Freeway)



FEATURES

Rare big box end cap space available!

✓ **PAD SITES AVAILABLE**

✓ **Excellent 6th Avenue visibility**

✓ **Dynamic building signage**

Ample parking

Enterprise zone

On RTD bus route

*On 6th Avenue;
near C-470 and I-70*

303.399.2555
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Additional information on back side ▶

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1	Office Liquidators	52,899 SF
2	Woodley's	37,128 SF
3	Tool King	44,509 SF
4	AVAILABLE	20,453 SF
Pad 1	AVAILABLE	6,000 SF
Pad 2	AVAILABLE	3,000 SF



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