

# 6TH AVENUE COMMERCE CENTER

11111 W. 6TH AVENUE, LAKEWOOD, COLORADO 80215



## DEMOGRAPHICS - 2021

Area	Daytime Population	Population	Avg. HH Income
3-MILE	101,672	97,755	\$82,312
5-MILE	211,724	278,349	\$79,143

### TRAFFIC COUNTS:

111,500 cars per day on US 6 (6th Avenue Freeway) & Simms St

JOIN:

**Woodley's**  
fine furniture

**CENTURY RV**

303.399.2555

[www.gartproperties.com](http://www.gartproperties.com)

Derek Henry    [dhenry@gartproperties.com](mailto:dhenry@gartproperties.com)

## FEATURES

*Excellent 6th Avenue visibility*

*Dynamic building signage*

*Ample parking*

*Enterprise zone*

*On RTD bus route*

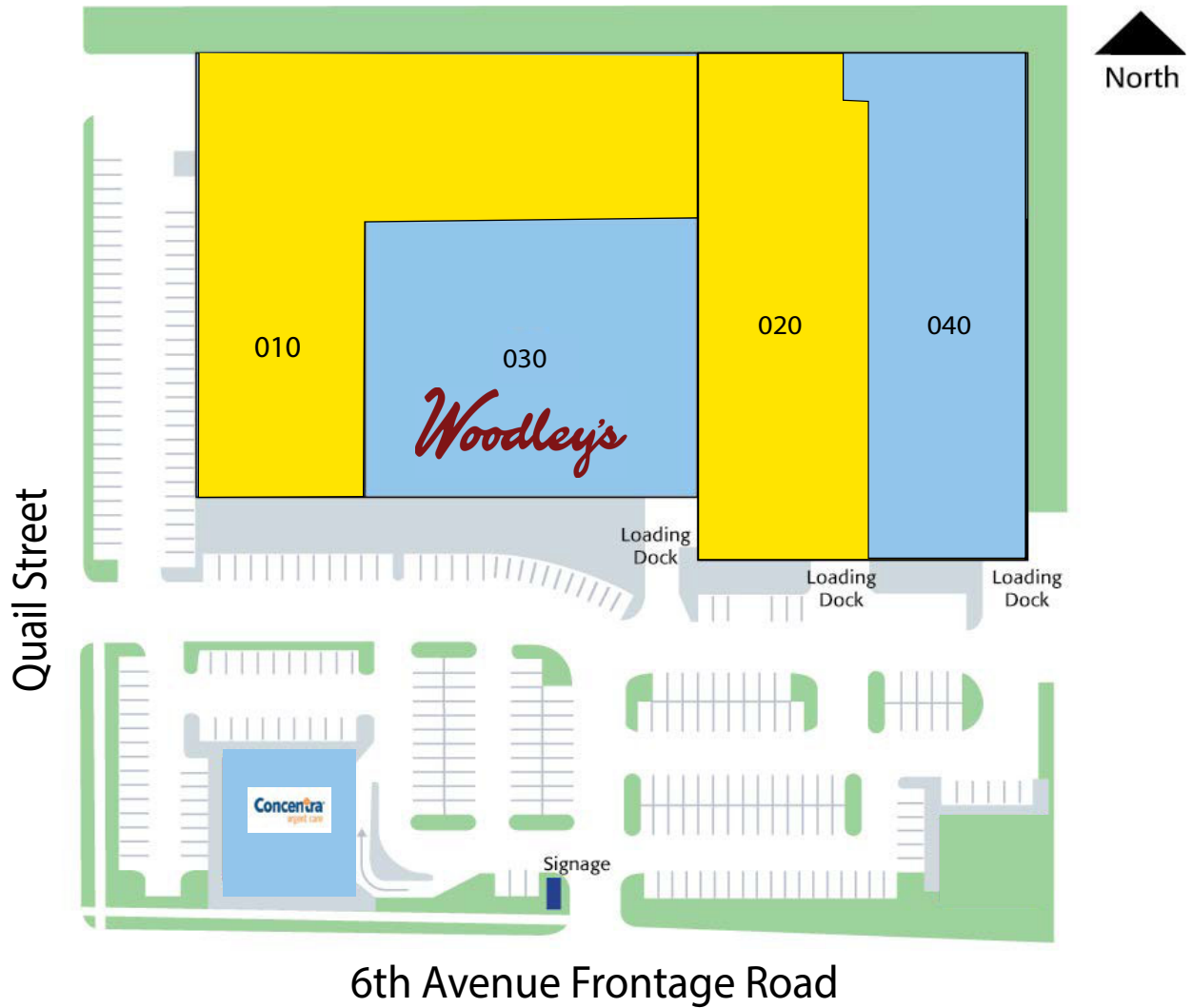
*Less than 1 mile from  
RTD Light Rail (Now Open!)*

*Located on 6th Avenue  
near C-470 and I-70*

*New LED sign coming soon!*

**Gart**  
gartproperties

# 6TH AVENUE COMMERCE CENTER



010	AVAILABLE	52,877 SF
020	AVAILABLE	33,897 SF
030	Woodley's	37,128 SF
040	Century RV	32,237 SF
Pad 1	Concentra	9,600 SF



**303.399.2555**  
www.gartproperties.com

Derek Henry    dhenry@gartproperties.com