



ROULER  
ADVISORS

# WESTGATE CENTRE

Lakewood, Colorado

## Press Release

July 20, 2023

*Rouler Advisors, LLC acquires Westgate Centre, a 108,897 sf mixed-use complex, located at 3225-3265 S. Wadsworth Boulevard, Lakewood, CO Zip. The purchase price was \$14,400,000.*





## FOR IMMEDIATE RELEASE

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July 20, 2023

### **ROULER ADVISORS ACQUIRES WESTGATE CENTRE** **Purchase creates a 16+ acre assemblage.**



**Lakewood, Colorado.** Rouler Advisors, through an affiliate, has acquired the Westgate Centre a 108,897 square-foot mixed-used center located at 3225-3265 S. Wadsworth Boulevard, Lakewood, Colorado, 80227. The seller was Avatar Westgate LP, a special purpose company that originally acquired the property in late 2014.

*"We're excited about acquiring Westgate Centre. We see great opportunities in redeveloping this property for the benefit of the entire Lakewood community."*

—Kirk Cypel, Managing Director, Rouler Advisors



Rouler Advisors also controls the Mission Trace Center, comprising the retail and office properties adjoining the Westgate Centre to the south. With the combined properties, Rouler has assembled over 16 acres of prime commercial property along Wadsworth Boulevard featuring traffic counts exceeding 50,000 VPD, great visibility and access. In the next few months, Rouler will implement several upgrades including a new parking lot, landscaping, lighting, and other improvements.

Rouler is also planning a more comprehensive redevelopment to harmonize Westgate with the recently redeveloped Mission Trace Center. A Rouler affiliate acquired the Mission Trace properties in 2013-2014 and has since upgraded and repositioned these properties through multimillion-dollar investments. These properties have kept nearly full occupancies over the past ten years, despite COVID.

*“With the improvements to Mission Trace now substantially complete, this acquisition presents a significant long-term redevelopment opportunity along Wadsworth Boulevard with great access to surrounding communities.”*

—Vick Soffer, Managing Director, Rouler Advisors







## About Rouler Advisors

Rouler is a real estate investment and management organization. It focuses on acquiring and repositioning underserved properties to create more vibrant environments for tenants and the surrounding communities. The company's principals, Kirk Cypel and Vick Soffer, have spent over 30 years buying, repositioning and managing individual buildings as large as 700,000 square feet and real estate portfolios exceeding 10 million square feet. For more information, please reference the separately provided brochure or visit our website.

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