

ARBOR VILLAGE

7430 West 88th Avenue, Arvada, Colorado 80021



CONTACT US

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PROPERTY HIGHLIGHTS

- Property is located next to the Lake Arbor Golf Course which sees an average of 250 golfers per day.
- Property is located at one of the busiest intersections of Arvada at 88th and Wadsworth (100,000 VPD on Wadsworth and 88th Ave which is a key connection to Hwy 36).
- Unique tenant mix such which include Westerra Credit Union, Play it Again Sports, Wild Birds Unlimited, Bricks & Minifigs, and Image Studios.

FEATURED SPACES

Suite 7430B

4,793 SF

Suite 7350H

1,750 SF

Suite 7270B

4,943 SF

Built-out Axe Throwing Space

Suite 7350A

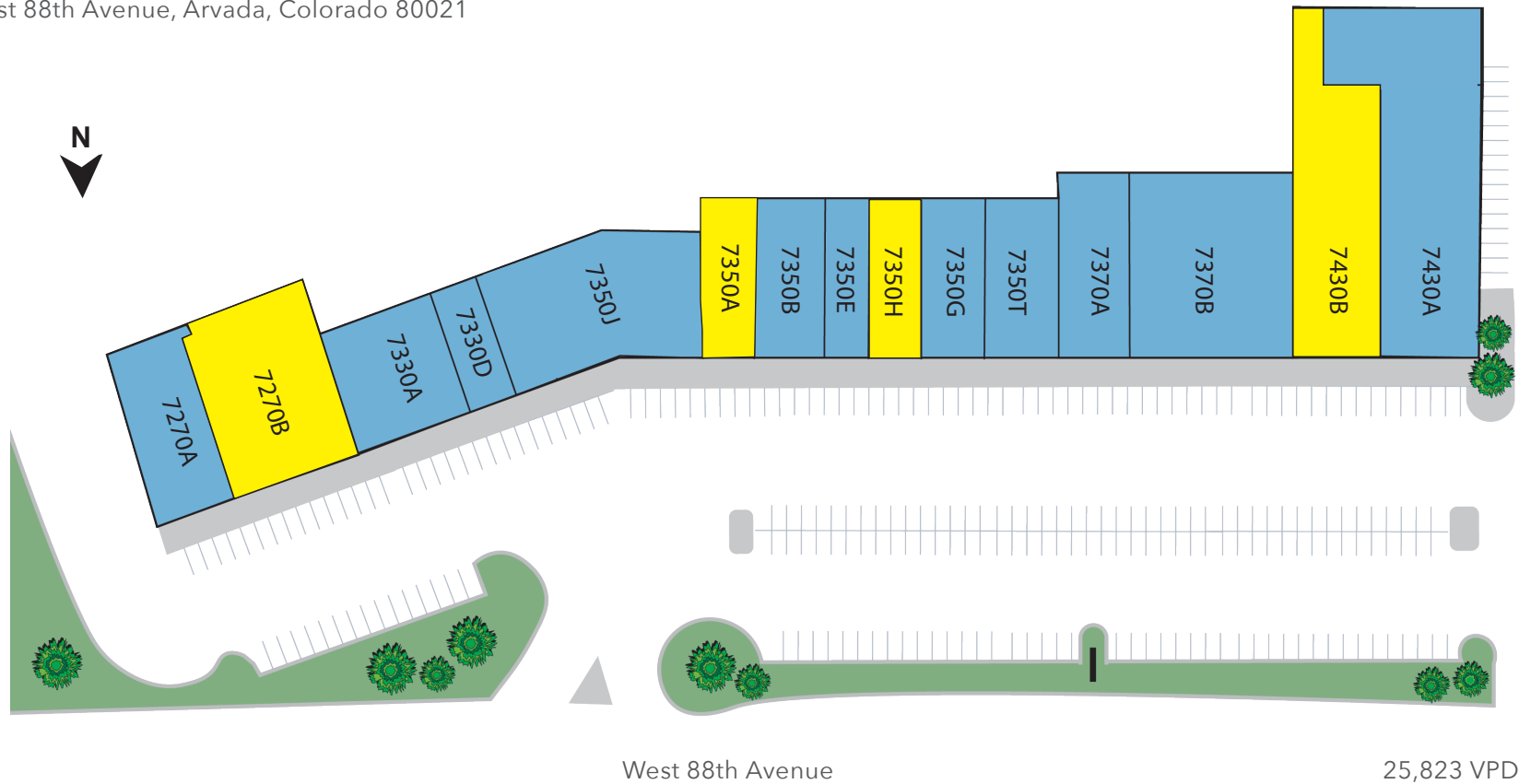
1,750 SF

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7270A	Westerra Credit Union	3,000 SF
7270B	AVAILABLE	4,943 SF
7330A	Play It Again	3,200 SF
7330D	Go Personnel - <i>Now Open!</i>	1,210 SF
7350J	Rocky Mtn. Sewing	5,710 SF
7350A	AVAILABLE	1,750 SF
7350B	Music & Arts Center	2,372 SF
7350E	Infinity Massage	1,418 SF


7350H	AVAILABLE	1,750 SF
7350G	Bricks & Minifigs - <i>Coming Soon!</i>	2,170 SF
7350T	F-45 Training	2,450 SF
7370A	Wild Birds Unlimited	2,560 SF
7370B	Carpet Mill	3,840 SF
7430B	AVAILABLE	4,793 SF
7430A	Image Studios	8,706 SF

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2025 DEMOGRAPHICS

	3-Mile	5-Mile
 Daytime population	101,502	284,289
 Population	115,436	309,776
 Median HH Income	\$104,119	\$101,262
 Education (Bachelors)	22.9%	21.4%
 Traffic Counts (Two Way)	125,823 Wadsworth Blvd + 88th Ave	

SUB-MARKET DATA

City/County: Arvada / Jefferson County

Zoning: Mixed-use Urban



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SURROUNDING





GART PROPERTIES

240 Saint Paul St, Suite 200, Denver, Colorado 80206

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Gart Properties is a fully integrated real estate organization with a focus on leveraging our resources to achieve an asset's full potential. With perseverance and creativity, we unlock unrealized value in our investments. Our portfolio of properties includes office buildings, resort properties, residential developments, and more than 2 million square feet of retail shopping centers.

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