



FOR LEASE:

Former Walgreens

6395 SHERIDAN BLVD

Arvada, CO 80003

PRESENTED BY:

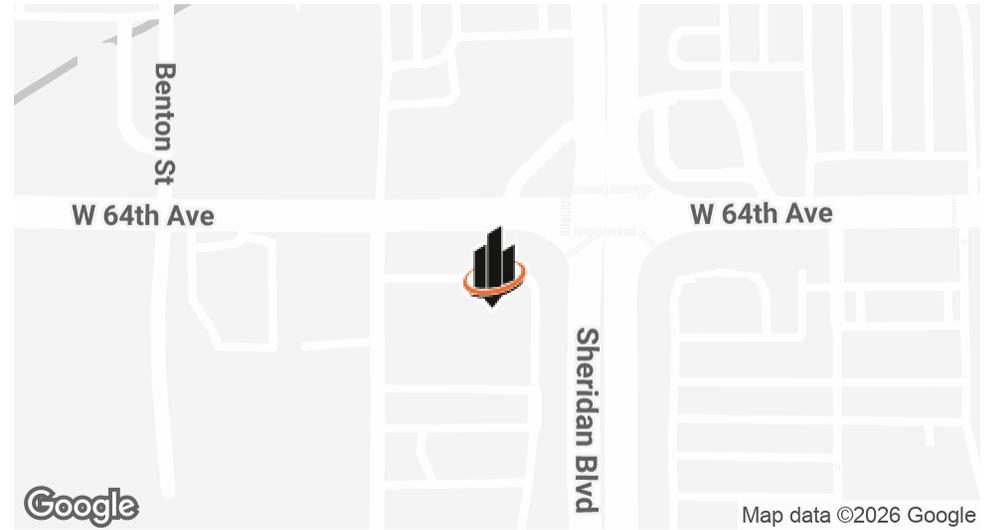
PETER O'BRYAN

O: 720.696.0621

peter.obryan@svn.com

CO #FA100098951

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$14.00 PSF
LEASE TYPE:	NNN
AVAILABLE SF:	13,429 SF
LOT SIZE:	1.492 Acres
BUILDING SIZE:	13,429 SF
MARKET:	Denver Metro
SUB MARKET:	Arvada/Northwest
TRAFFIC COUNT:	Over 80,000 Vehicles Per Day

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PROPERTY DESCRIPTION

SVN Denver Commercial is pleased to present the opportunity to lease a high-profile, former Walgreens property located in one of the most sought-after submarkets in the Denver MSA. This offering features a free-standing retail building positioned on a prominent hard corner with excellent signage, visibility, and a drive-through. Walgreens occupied the property for over 25 years, reflecting the strength and longevity of the location. The site benefits from strong traffic counts and offers an ideal opportunity for a new tenant to establish a presence in a high-demand trade area.

PROPERTY HIGHLIGHTS

- Hard Corner | Drive-Through Access | Space Can Be Demised
- High Visibility | Over 80,00 Vehicles Pass By Daily
- Oversized 1.42 Acre Lot | Ample Parking

ADDITIONAL PHOTOS



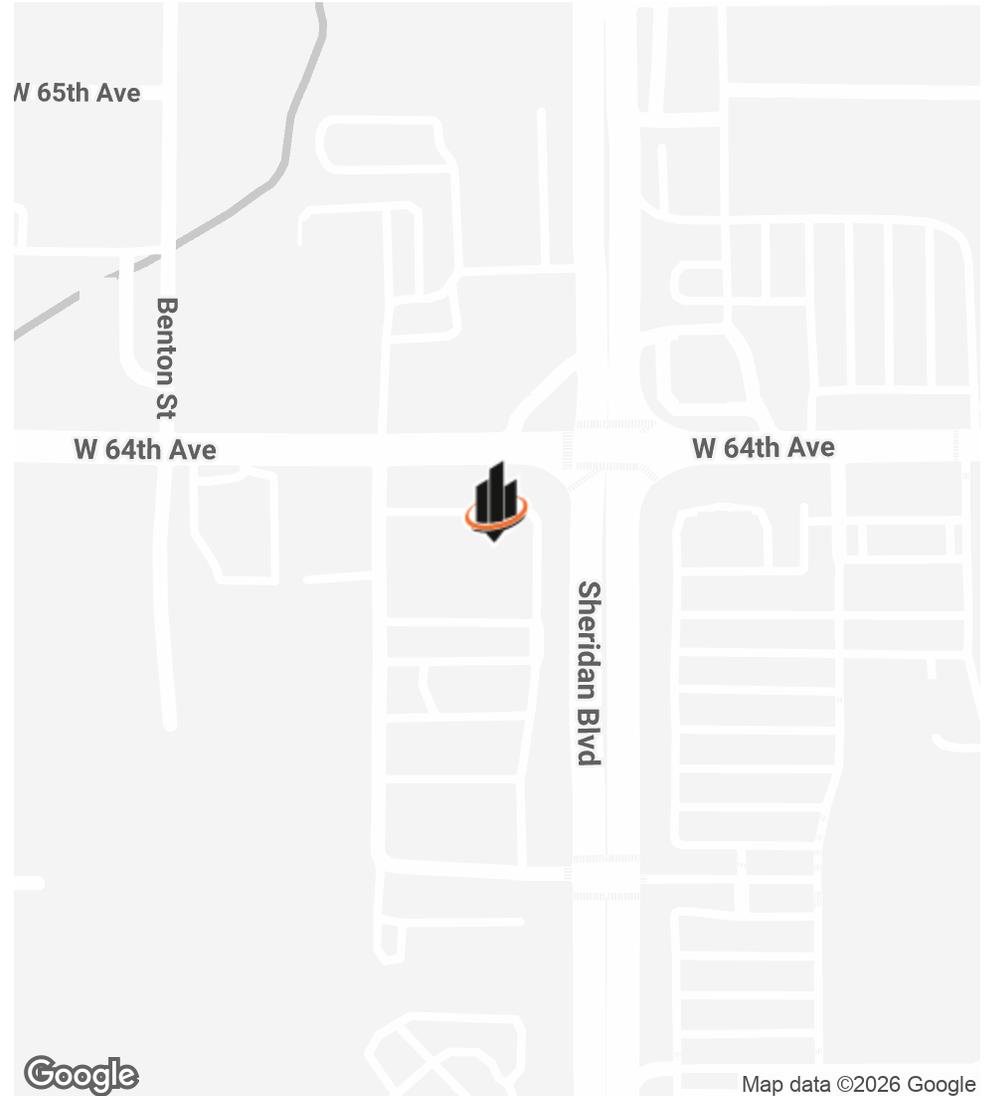
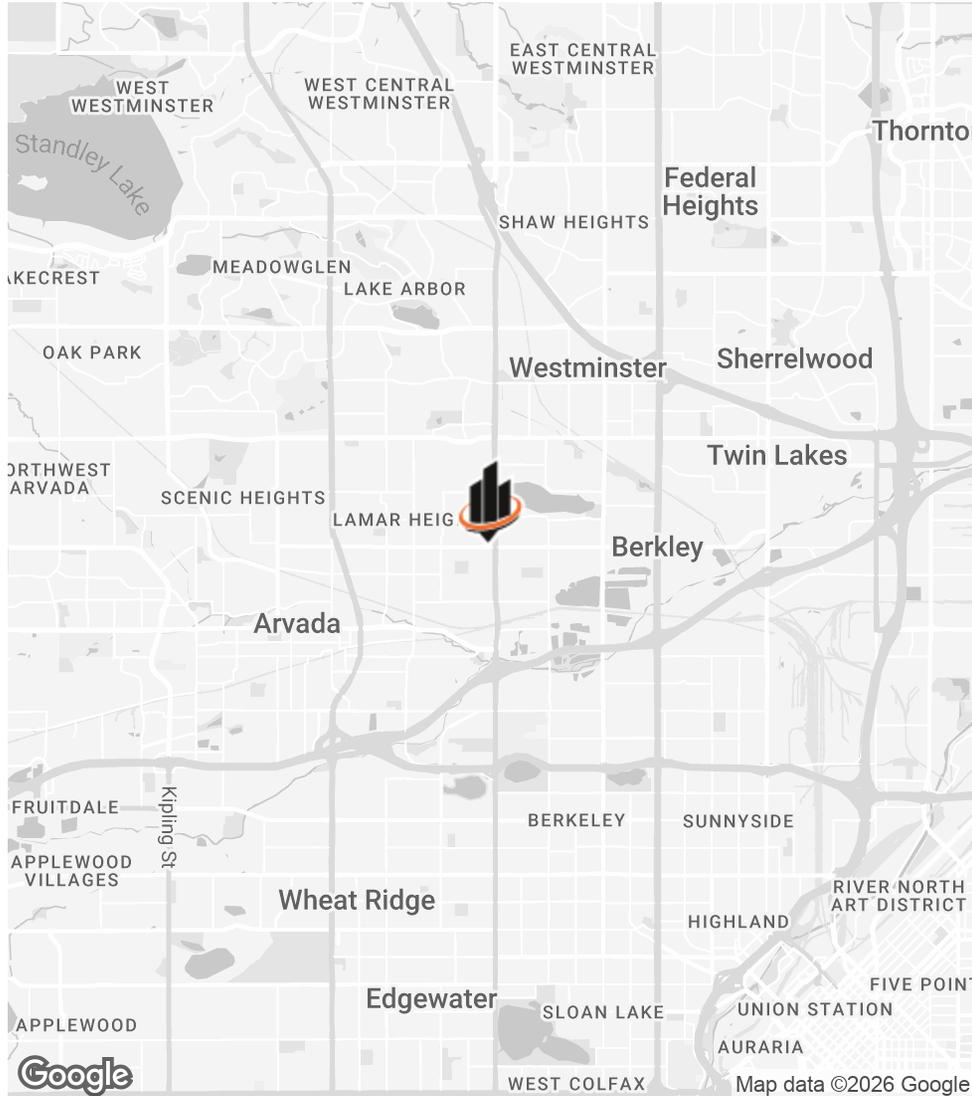
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SITE PLANS



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LOCATION MAP



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Indian Tree Golf Course

Wadsworth Blvd

Sheridan Blvd

Westminster Station - B Line



McDonald's Starbucks
 DQ Auto Zone
 SUBWAY

Walmart Save money. Live better. planet fitness
 Starbucks McDonald's Jack in the box
 PANDA EXPRESS GOURMET CHINESE FOOD 7 ELEVEN
 RTD

SUBJECT PROPERTY
 6395 Sheridan Blvd
 Arvada, CO

W 64th Ave

KING Soopers PETCO ACE Hardware
 Wendy's TACO BELL KFC LOUISIANA KITCHEN
 Domino's Pizzas FirstBank Popeyes
 Papa Murphy's TAKE 'N BAKE PIZZA Shell

afc SONIC NAPA AUTO PARTS

Arvada Station - G Line

76 INTERSTATE

OLDE TOWN ARVADA

Olde Town Arvada - G Line

COSTCO WHOLESALE LOWE'S Starbucks FedEx Office
 THE HOME DEPOT Sam's CLUB UPS McDonald's TACO BELL WELLS FARGO
 Chick-fil-e IN-N-OUT BURGER Advance Auto Parts Service is our best part.
 Shell Applebee's GRILL + BAR PETSMART RUBY Tuesday TEXAS RANCHHOUSE

DAIRY ENGINEERING COMPANY
 FedEx Office Print & Copy Services
 CAMPING WORLD
 FOOD CITY PIPER ELECTRIC CO., INC.
 Maaco America's BodyShop

Willis Case Golf Course

COMMUNITY SUMMARY

6395 Sheridan Blvd, Arvada, Colorado, 80003
Ring of 3 miles

133,033	-0.40%	2.42	75.1	37.7	\$89,430	\$606,081	\$233,015	19.4%	65.1%	15.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



15.5%
Services

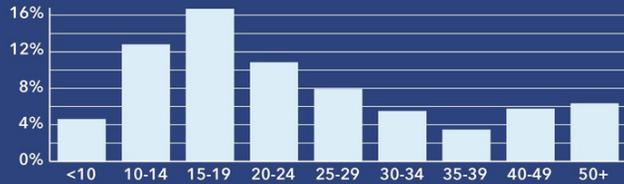


21.2%
Blue Collar

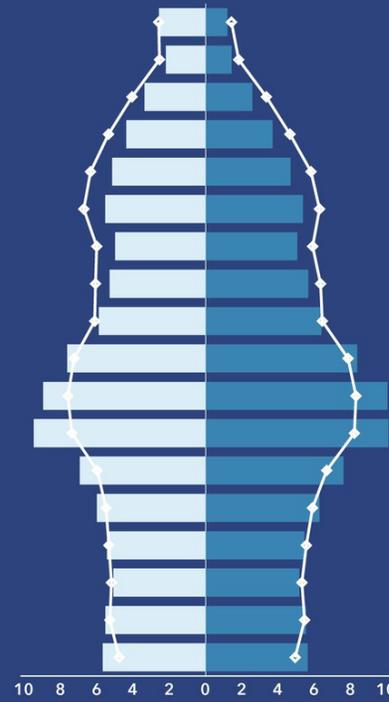


63.4%
White Collar

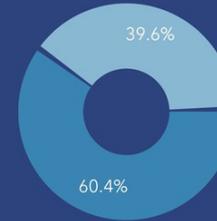
Mortgage as Percent of Salary



Age Profile: 5 Year Increments



Home Ownership



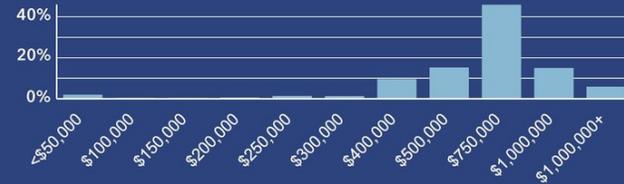
Housing: Year Built



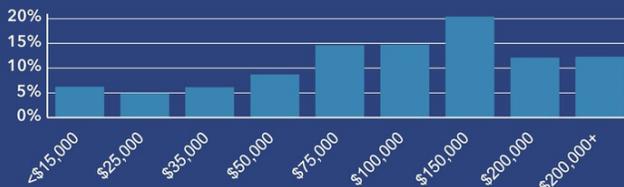
● Own ● Rent

● <1939 ● 1940-49 ● 1950-59
● 1960-69 ● 1970-79 ● 1980-89
● 1990-99 ● 2000-09 ● 2010-19
● ≥ 2020

Home Value



Household Income



Educational Attainment



Commute Time: Minutes



● < 9th Grade ● HS Diploma ● Some College ● Bach Degree
● No Diploma ● GED ● Assoc Degree ● Grad Degree

● < 5 ● 5-9 ● 10-14
● 15-19 ● 20-24 ● 25-29
● 30-34 ● 35-39 ● 40-44
● 45-59 ● 60-89 ● 90+

Dots show comparison to Jefferson County

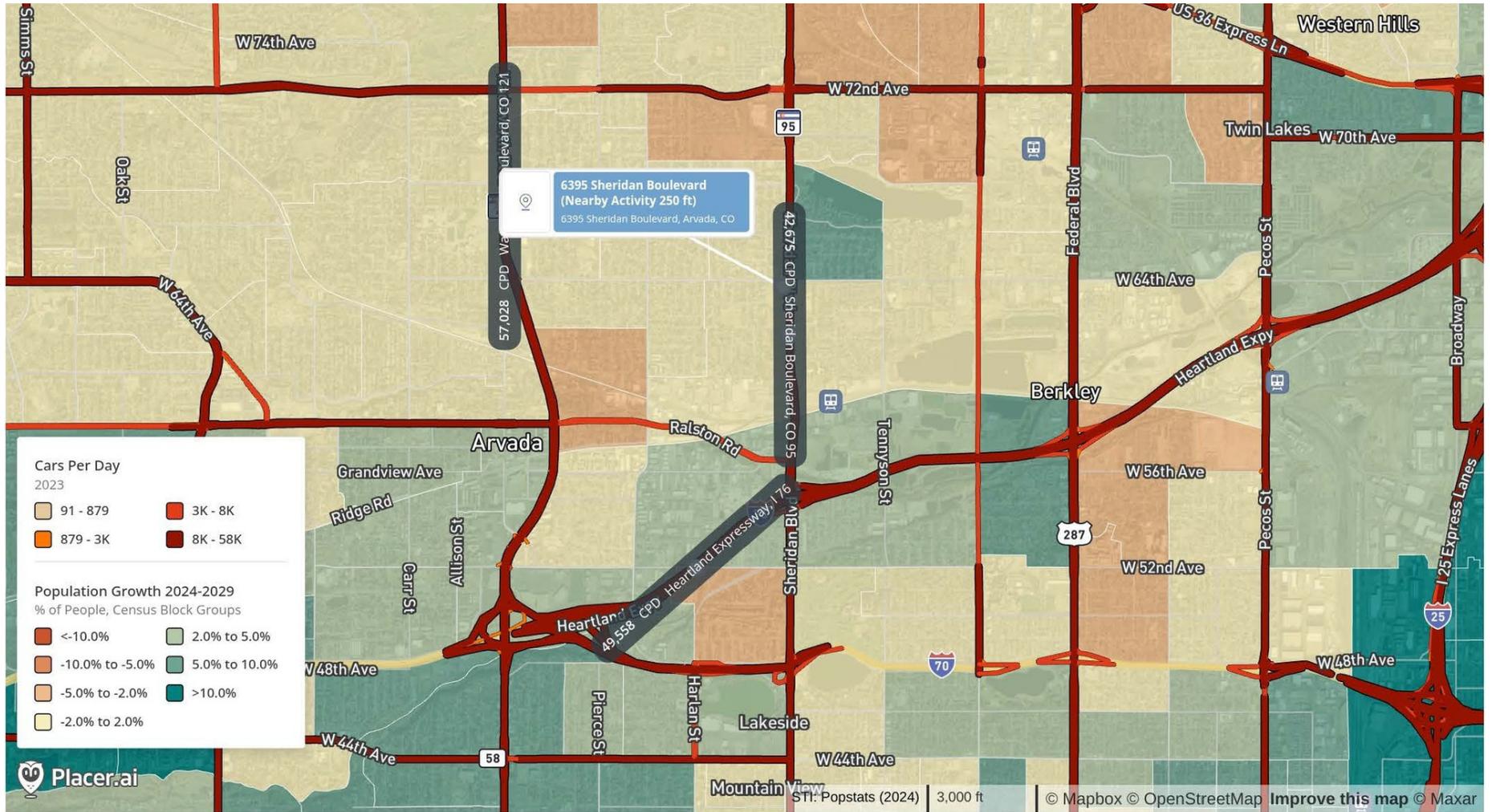


Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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PLACER.AI MARKET POPULATION GROWTH PROJECTION



May 1, 2024 - Apr 30, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



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