



For Lease
 1,580-14,494 SF
 Arvada Retail Center
 Prime Location



Fairlanes Shopping Center

6400-6530 Wadsworth Boulevard | Arvada, Colorado 80003

Property Overview

- Diverse mix of tenants offering wide variety of personal & professional services to fitness & healthcare
- Monument signage
- Ample customer and employee parking
- Prime Arvada location provides great access by car, public transportation, and foot traffic

Property Facts

Available SF:	21,774 SF
Total Building SF:	131,467 SF
Parking Ratio:	5.20/1,000 SF
Year Built / Renov.:	1985
NNN Expenses:	\$6.11/SF (2023)

Demographics

	1 Mile	3 Mile	5 Mile
Population	18,530	135,174	344,151
Average Household Income	\$86,982	\$88,139	\$93,130
Daytime Employees	3,661	38,180	119,138

*Source: LandVision

Lease Rates: \$9.00/SF NNN

For more information:

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Availability

#6490	14,494 SF
#6520-260	5,700 SF
#6530-205	1,580 SF





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Traffic Counts	Volume
Wadsworth Blvd @ W 64th Ave	53,000
W 64th Ave & Vance St	11,000
Wadsworth Blvd @ W 66th Ave	49,000

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