



# 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

| 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  |

<sup>\*</sup>Source: LandVision

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#### **Property Facts**

For Lease

1,580-14,494 SF

| 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) |

Lease Rates: \$9.00/SF NNN

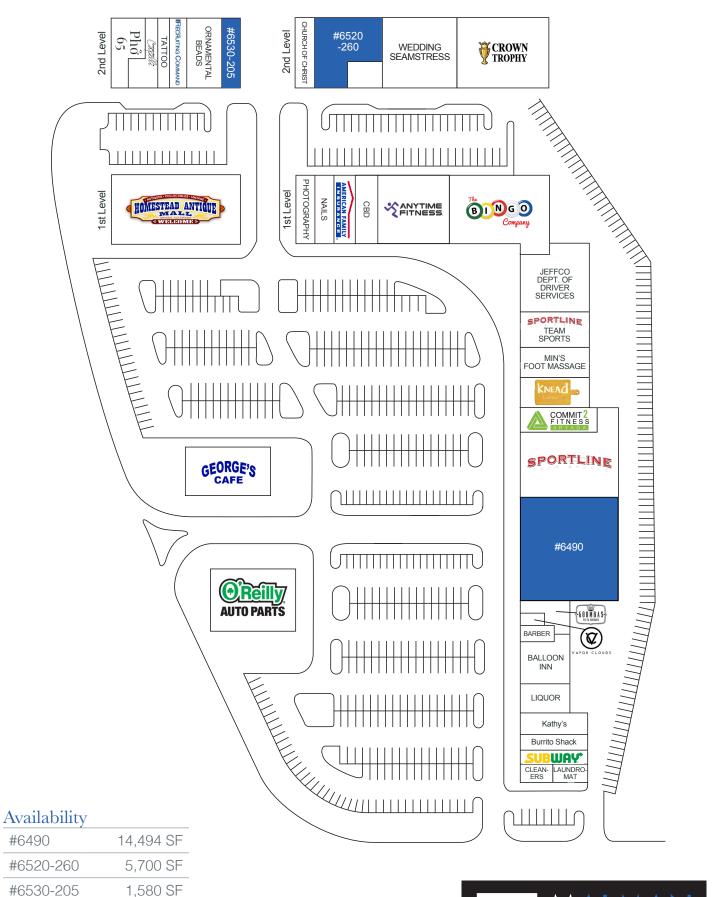
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## For Lease 1,580-14,494 SF Arvada Retail Center Prime Location











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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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