



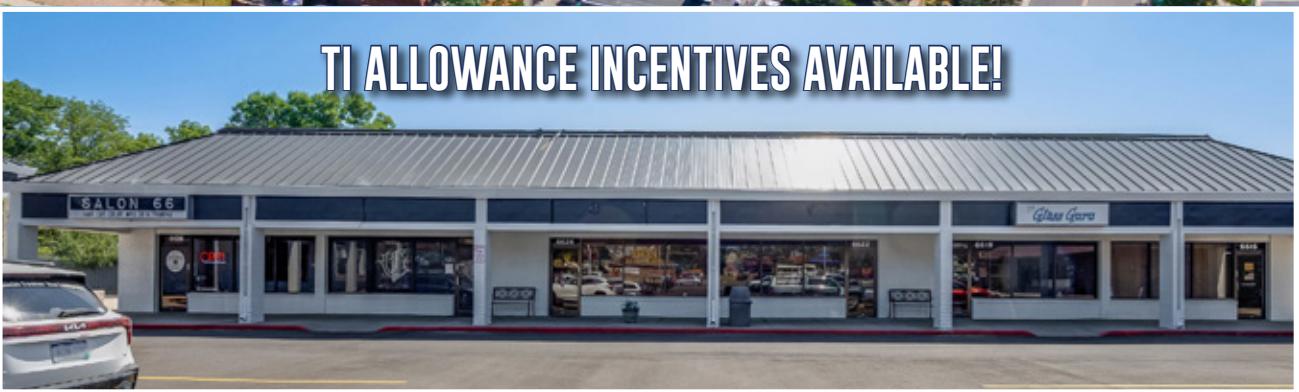
THE SHOPS ON WADSWORTH RETAIL SPACE FOR LEASE

6618-6680 WADSWORTH BLVD. ARVADA • COLORADO 80003



WADSWORTH BLVD

PARKING RATIO	5.8/1000 SF
CENTER SIZE	28,172 SF
AVAILABLE SPACE	873-2,723 SF
LEASE RATE	\$19.75/SF NNN
EST. NNN EXPENSES	\$8.41/SF



TI ALLOWANCE INCENTIVES AVAILABLE!

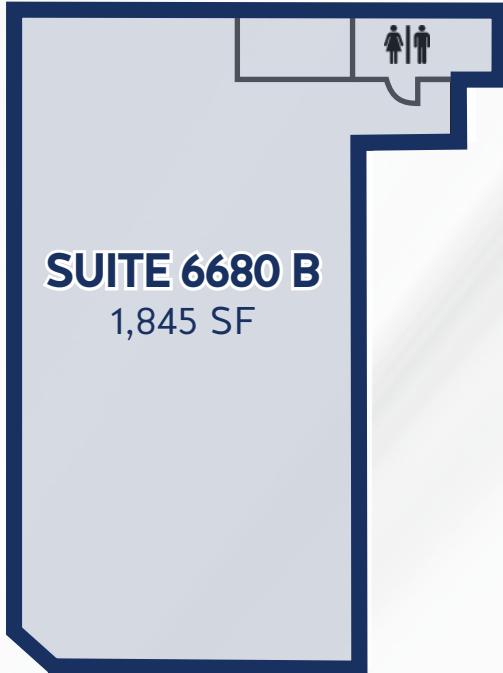
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navpoint
REAL ESTATE GROUP

RESTAURANT SPACE FOR LEASE

RESTAURANT SPACE 6680 B



SUITE 6680 B
1,845 SF

UNIT SIZE

1,845 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$8.41/SF NNN

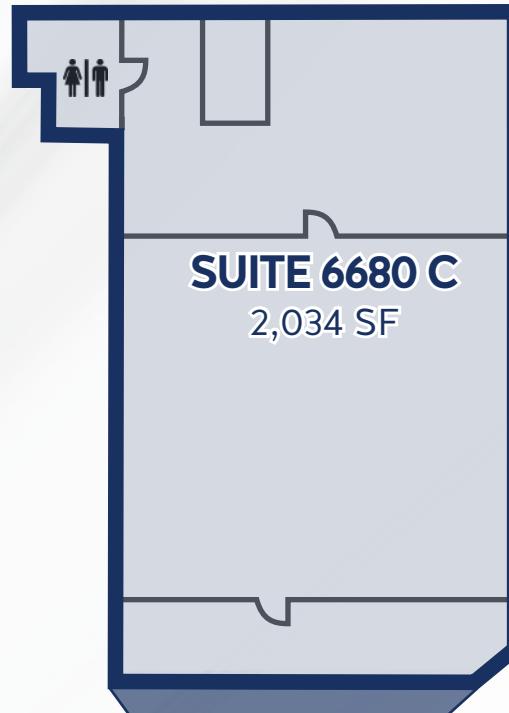
- ▶ PRIME VISIBILITY FROM WADSWORTH BLVD
- ▶ OWNER WILLING TO CONTRIBUTE TO RESTAURANT INFRASTRUCTURE



RETAIL SPACE FOR LEASE



RETAIL SPACE 6680 C



UNIT SIZE

2,034 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$8.41/SF NNN

► ENDCAP WITH IN SUITE
BATHROOM

► TI ALLOWANCE & FREE
RENT AVAILABLE



RETAIL SPACE FOR LEASE



RETAIL SPACE 6622



UNIT SIZE

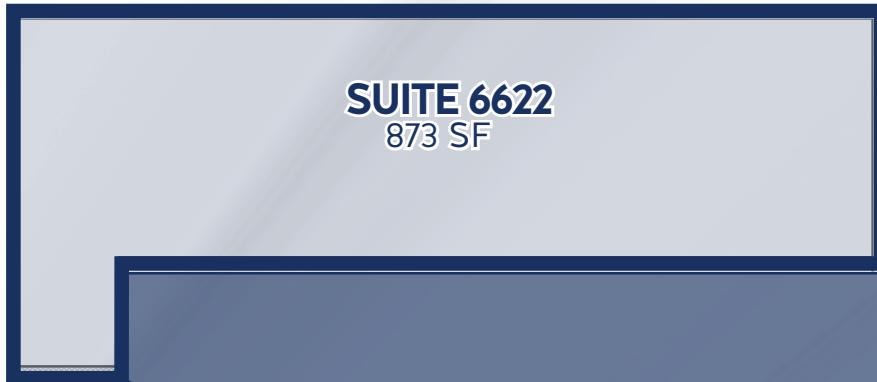
873 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$8.41/SF NNN



► TI ALLOWANCE & FREE RENT
AVAILABLE

► EQUIPPED WITH IN SUITE BATHROOM



RETAIL SPACE FOR LEASE



RETAIL SPACE 6616-6618



UNIT SIZE

2,723 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$8.41/SF NNN

► TI ALLOWANCE & FREE RENT
AVAILABLE

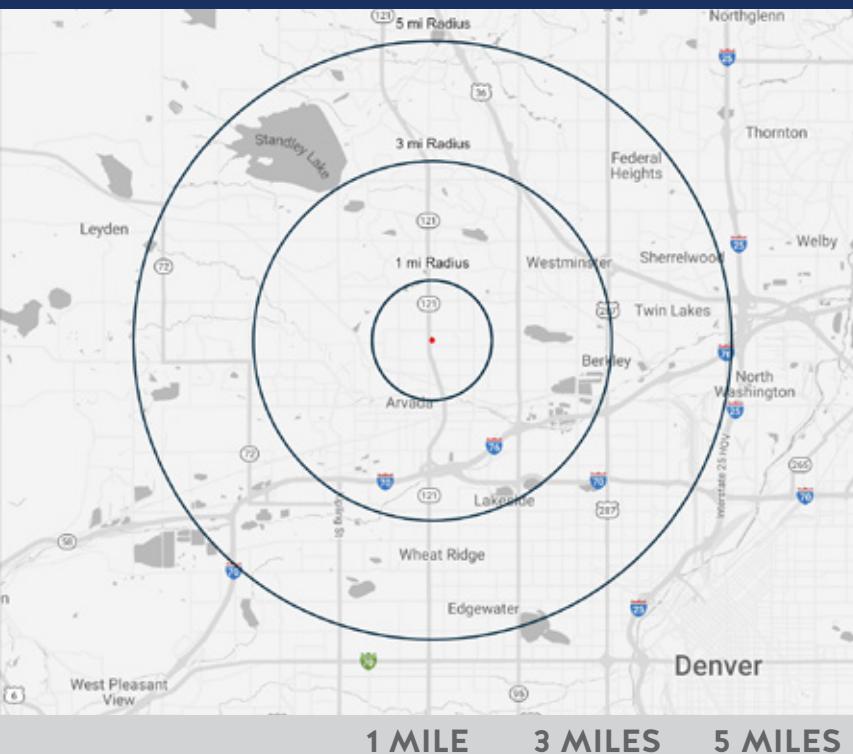
► EQUIPPED WITH IN SUITE BATHROOM



AVAILABLE SPACES AERIAL



PROPERTY LOCATION AND DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2028 Projection	14,479	119,528	310,367
2023 Estimate	15,573	126,111	318,678
2020 Census	15,833	127,111	321,427
Median Age	41.4	38.8	38.4
Avg Household Size	2.4	2.4	2.4
Avg Household Income	\$131,493	\$121,060	\$149,452

EMPLOYMENT

	1 MILE	3 MILES	5 MILES
Businesses	437	5,953	15,063
Employees	2,770	43,969	110,196

- HIGH DAILY TRAFFIC VOLUMES
- NEAR DENSELY POPULATED AREA
- TI ALLOWANCE & FREE RENT AVAILABLE
- AMPLE PARKING

