

# COLONNADES AT STANDLEY LAKE

9910 & 9940 WADSWORTH PKWY. | WESTMINSTER CO 80021

**\$100 BROKER SHOWING BONUS**

Licensed tenant brokers receive \$100 for each qualified showing



**1,442 – 3,511 SF RETAIL SPACE  
FOR LEASE**



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

**Jason F. Kinsey**  
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720-280-5757  
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Principal  
303-847-1295  
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# Availability

- SF Available: 1,442 – 3,511 SF
- Pricing: Contact Broker

# Traffic Counts

- Wadsworth Parkway: 36,019 VPD
  - Church Ranch Boulevard: 20,703 VPD
- MPSI 2022 Estimates

# Demographics

	1 Mile	3 Miles	5 Miles
Population	13,833	91,688	264,384
Average Household Income	\$123,176	\$111,198	\$108,142
Daytime Population	4,020	30,439	86,314

Source: CoStar



# Highlights

- **WELCOMING NEW TENANTS:** Colorado Movement Lab (dance studio) and Hero's Puppy For Life
- 3,511 SF space has great visibility and exposure
- Located at busy, fully signalized intersection of Church Ranch Blvd. & Wadsworth Pkwy. (56,722 VPD)
- Join area tenant's such as Lamar's Donuts, Walgreens, Arbor Dental Group, VASA Fitness, King Scoopers and more



Church Ranch Boulevard - 20,703 VPD

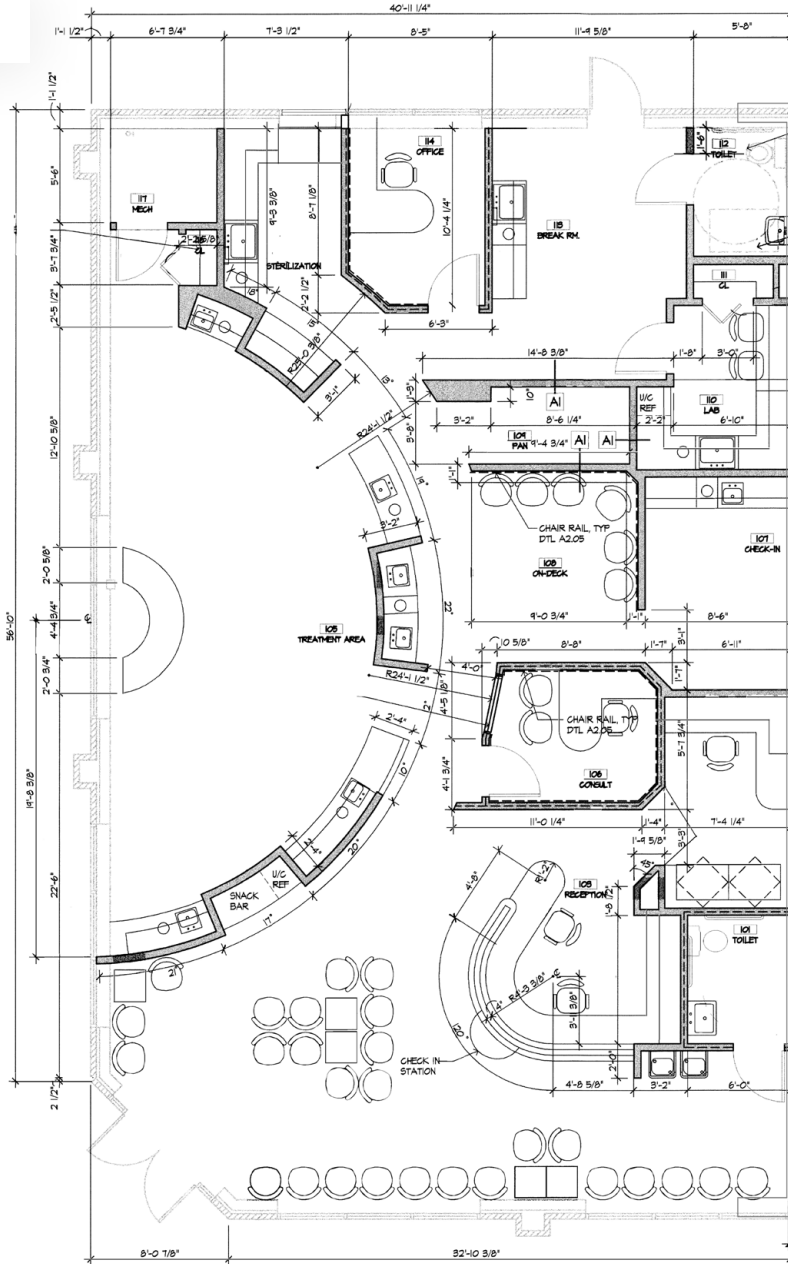
Darkway - 36,019 VPD



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# Floor Plans

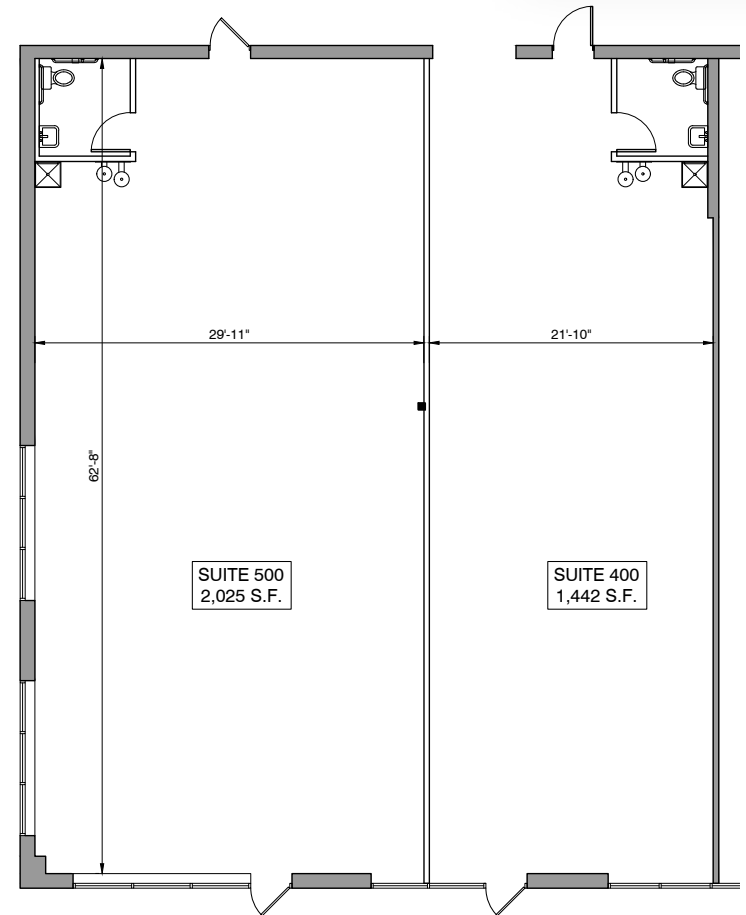
2,665 SF



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3,511 SF



**STANDLEY LAKE MARKETPLACE**

**THE SHOPS AT WALNUT CREEK**

Standley Lake High School

CIRCLE K

Lukas Elementary

**STANDLEY SHORES**

CHURCH RANCH BLVD. - 20,703 VPD

WADSWORTH PKWY. - 36,019 VPD

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