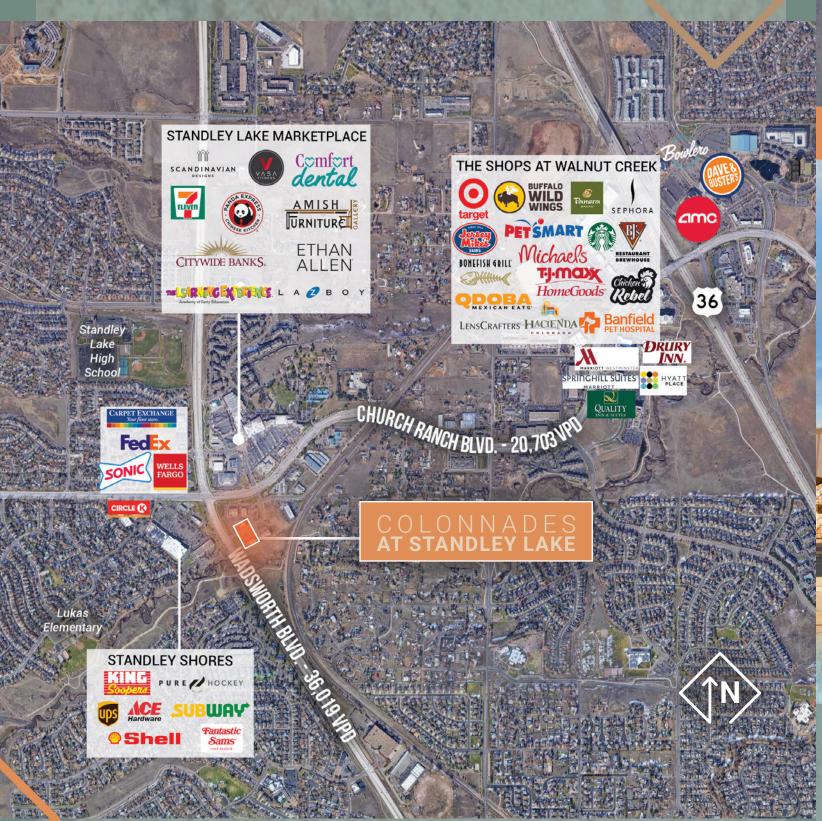
2,665-3,511 SF RETAIL SPACE FOR LEASE

9910 & 9940 WADSWORTH PKWY., WESTMINSTER, CO 80021



DISCLAIMER: All of the information contain in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.

COLONNADES AT STANDLEY LAKE

9910 & 9940 WADSWORTH PKWY., WESTMINSTER CO

2,665-3,511 SF RETAIL SPACE FOR LEASE





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COLONNADES AT STANDLEY LAKE

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Church Ranch Boulevard - 20,703 VPD



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

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Availability Information

SF Available: 2,665-3,511 SF Pricing: Contact Broker

Traffic Counts

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

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 Soopers and more

FLOOR PLAN

FOR THE 2,665 SF UNIT. NO FLOOR PLAN ON FILE FOR THE 3,511 SF UNIT

