

COLONNADES AT STANDLEY LAKE

9910 & 9940 WADSWORTH PKWY., WESTMINSTER CO 80021



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

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

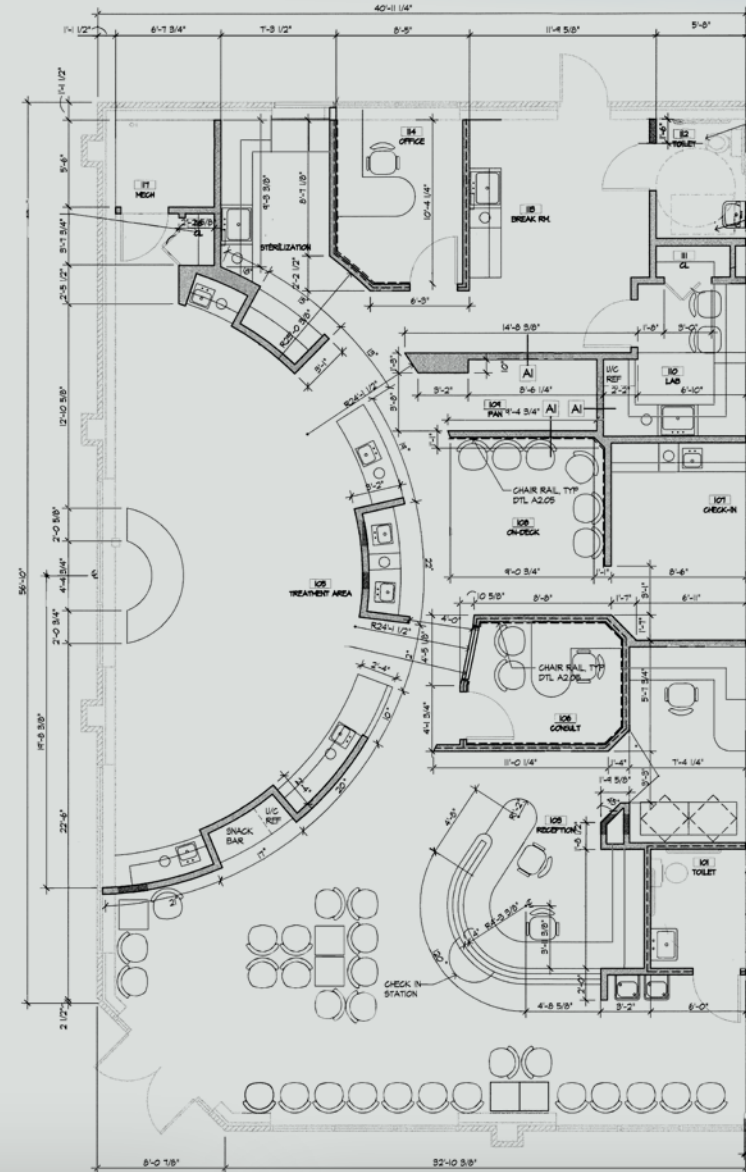
Source: CoStar

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FLOOR PLAN

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



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

