

RETAIL SPACE FOR SUBLLEASE

7330 W. 52nd Avenue

Arvada, CO 80002

SHORT TERM & LONG TERM LEASES AVAILABLE!



PROPERTY FEATURES

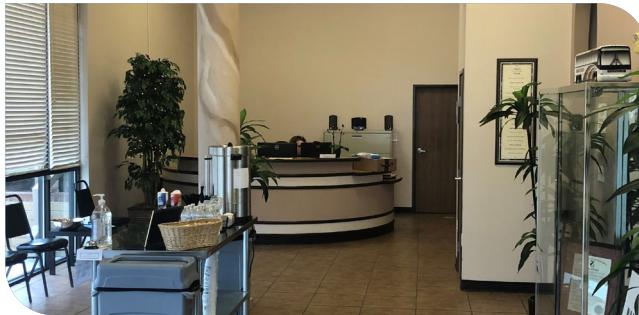
TOTAL AVAILABLE:	± 4,500 SF - 8,192 SF
BUILT:	1986

ECONOMIC DATA

LEASE RATE: \$18/SF NNN

TERM: Flexible - Short Term or Long Term Options

NNN: Estimated at \$4.91/SF (To be verified)



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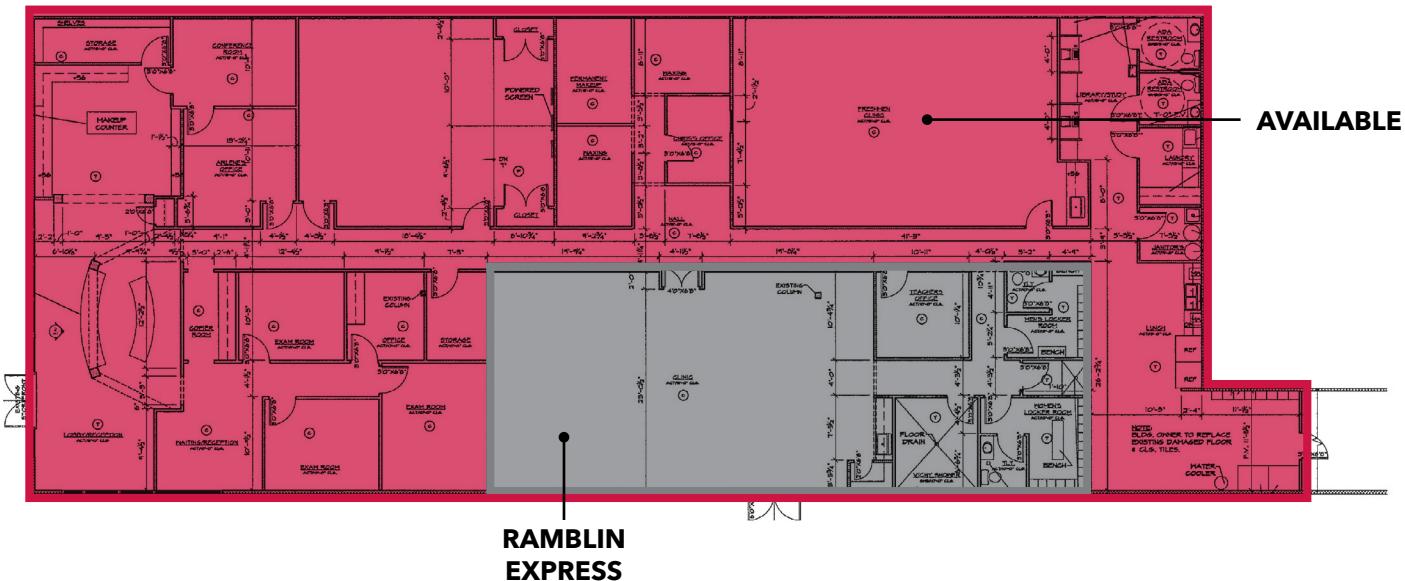
HIGHLIGHTS

The space offers a unique opportunity with "First Class" ground-floor retail, office, and training areas with high-end finishes. The property is located in a popular shopping area with restaurants, entertainment, and a lake with a walking path nearby. High-speed internet with fiber optics recently installed in the building. Building location offers prime area for signage.

- Desirable location with plenty of parking
- Shopping center with major regional tenants including: Sam's Club, Sky Zone, Ramblin Express, and FastSigns
- Heavy vehicle traffic on W 52nd Avenue plus convenient access to I-76 and I-70
- Large open space
- Private offices
- Large kitchen/break room



FLOOR PLAN



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