

# FOR LEASE

RETAIL | 1,130 - 1,228 SF

# 14799 W 6<sup>TH</sup> AVE GOLDEN, CO 80401



## THE SHOPS AT 6<sup>TH</sup> AVE WEST



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# PROPERTY INFORMATION

## THE SHOPS AT 6<sup>TH</sup> AVE WEST

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GOLDEN, CO 80401



<u>LEASE RATE</u>	<u>CONTACT BROKER</u>
<u>BUILDING SIZE</u>	18,081 SF (TBV)
<u>SF AVAILABLE</u>	1,130-1,228
<u>SUITES</u>	2 AVAILABLE
<u>LOT SIZE</u>	3.6 AC
<u>USE</u>	RETAIL
<u>ZONING</u>	PUD (Golden)

## Property Highlights

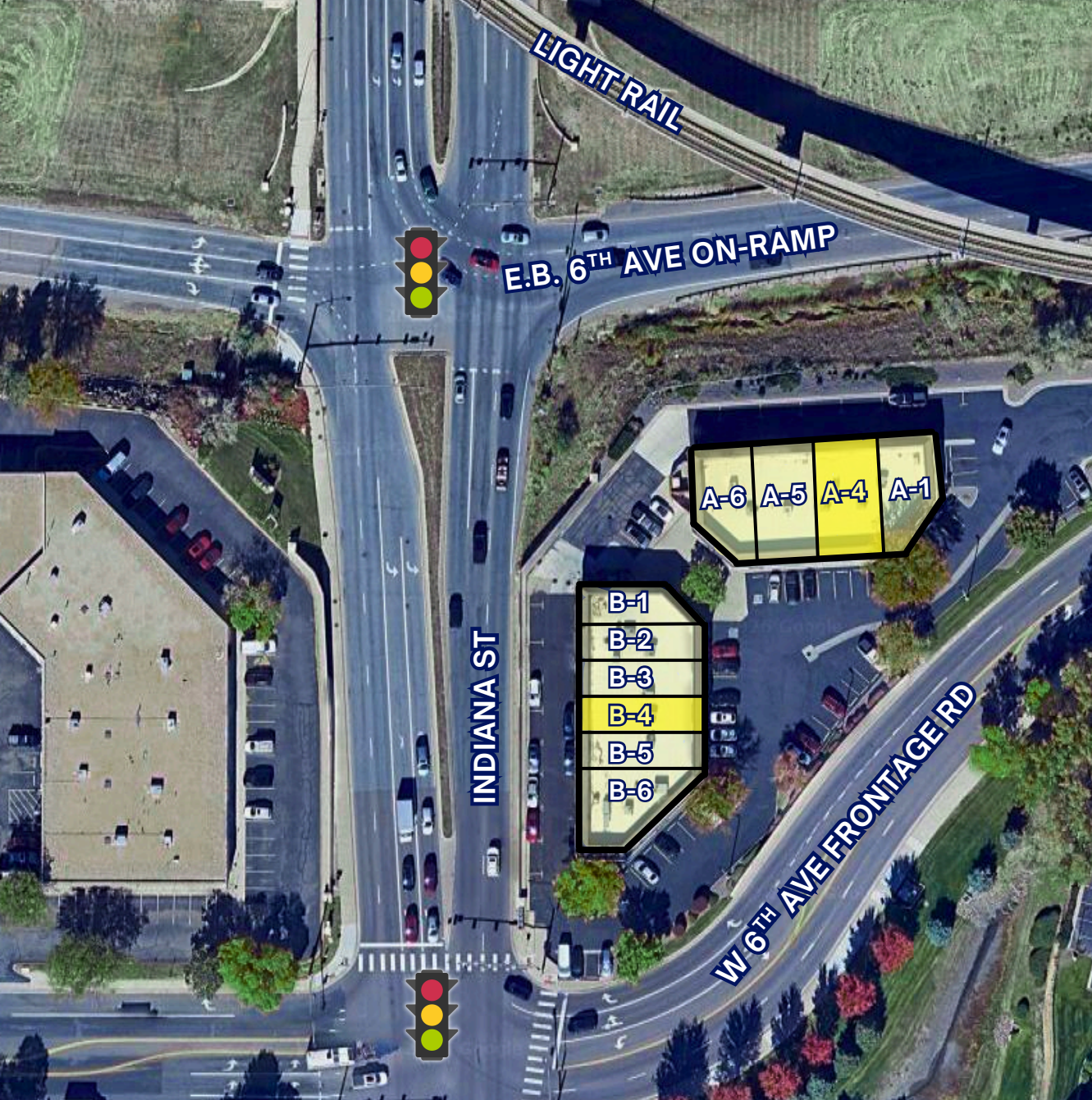
- Excellent visibility from 6th Avenue
- Located at a signalized intersection
- Building Signage
- Immediate access to Highway 6 and Indiana Street
- Over 74,000 vehicles per day on 6th Avenue
- Strong surrounding demographics
- Adjacent to established retail and service tenants
- Close proximity to Colorado Mills Mall
- Convenient access to I-70 and the West Denver market



# SITE PLAN

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A-1	Lighthouse Liquors
A-4	1,130 SF
A-5	Payroll Express
A-6	Rita's Salon (Aveda)
B-1	Pet Grooming
B-2/3	Bono's Italian Restaurant
B-4	1,228 SF
B-5	Expo Nail Spa
B-6	Coriander

# TRAFFIC & DEMOGRAPHICS

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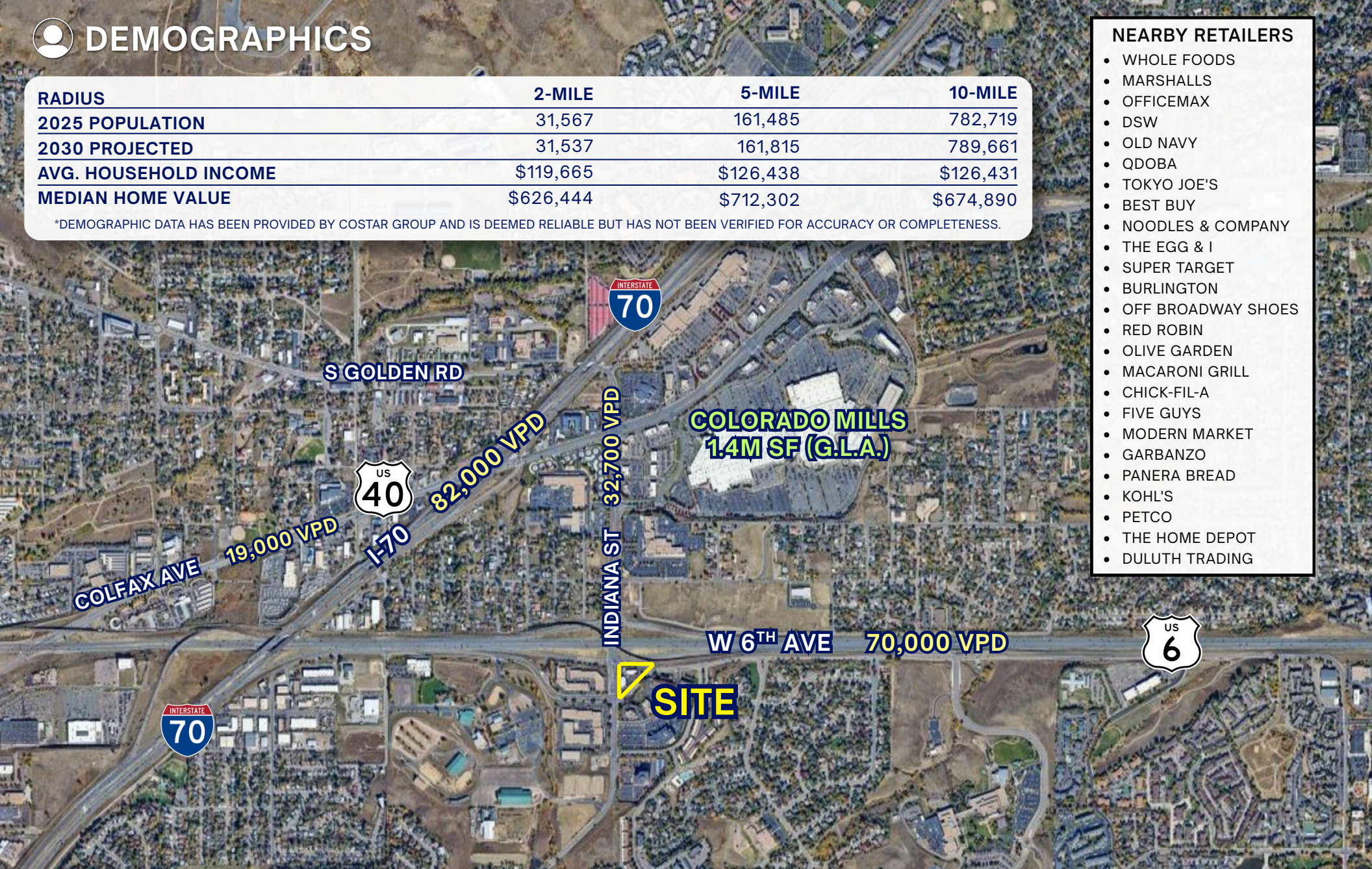
### DEMOGRAPHICS

RADIUS	2-MILE	5-MILE	10-MILE
2025 POPULATION	31,567	161,485	782,719
2030 PROJECTED	31,537	161,815	789,661
AVG. HOUSEHOLD INCOME	\$119,665	\$126,438	\$126,431
MEDIAN HOME VALUE	\$626,444	\$712,302	\$674,890

\*DEMOGRAPHIC DATA HAS BEEN PROVIDED BY COSTAR GROUP AND IS DEEMED RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS.

### NEARBY RETAILERS

- WHOLE FOODS
- MARSHALLS
- OFFICEMAX
- DSW
- OLD NAVY
- QDOBA
- TOKYO JOE'S
- BEST BUY
- NOODLES & COMPANY
- THE EGG & I
- SUPER TARGET
- BURLINGTON
- OFF BROADWAY SHOES
- RED ROBIN
- OLIVE GARDEN
- MACARONI GRILL
- CHICK-FIL-A
- FIVE GUYS
- MODERN MARKET
- GARBANZO
- PANERA BREAD
- KOHL'S
- PETCO
- THE HOME DEPOT
- DULUTH TRADING

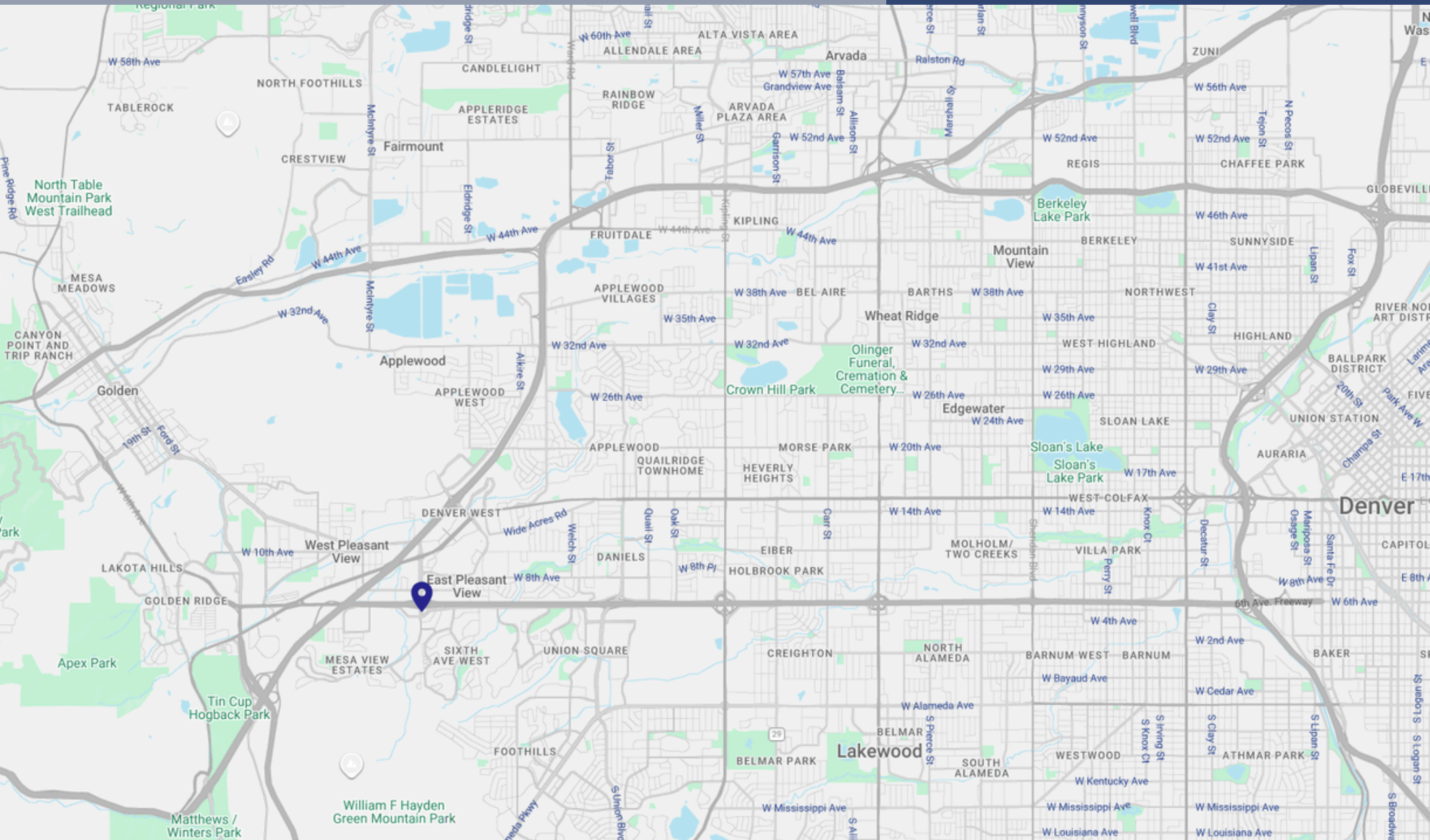


# LOCATION MAP

## THE SHOPS AT 6<sup>TH</sup> AVE WEST

# 14799 W 6<sup>TH</sup> AVE

## GOLDEN, CO 80401



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