



THE SHOPS ON WADSWORTH RETAIL SPACE FOR LEASE

6618-6680 WADSWORTH BLVD. ARVADA • COLORADO 80003

PARKING RATIO	5.8/1000 SF
CENTER SIZE	28,172 SF
AVAILABLE SPACE	1,107-2,641 SF
LEASE RATE	\$19.75/SF-\$25.00 NNN
EST. NNN EXPENSES	\$7.75/SF

**NEW OWNERSHIP AND COMMON AREA IMPROVEMENTS!
LEASING INCENTIVES AVAILABLE!**

BRENT HAM *Brokerage Services*
brent.ham@navpointre.com
c: 303.513.8189 o: 720.420.7530

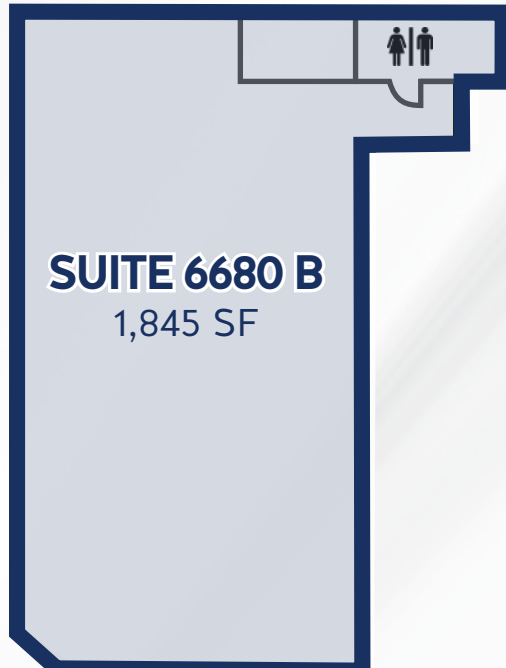
JACKSON NAYLOR *Brokerage Services*
jackson.naylor@navpointre.com
c: 303.552.4958 o: 720.420.7530

navpoint
REAL ESTATE GROUP

RESTAURANT SPACE FOR LEASE



RESTAURANT SPACE 6680 B



UNIT SIZE

1,845 SF

LEASE RATE

\$25.00/SF

ESTIMATED NNN

\$7.75/SF NNN

- PRIME VISIBILITY FROM WADSWORTH BLVD
- OWNER WILLING TO CONTRIBUTE TO RESTAURANT INFRASTRUCTURE



+/- 53,840
TRAFFIC COUNT

WADSWORTH BLVD

RETAIL SPACE FOR LEASE

THE SHOPS ON WADSWORTH

RETAIL SPACE 6680 C



UNIT SIZE

2,034 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$7.75/SF NNN

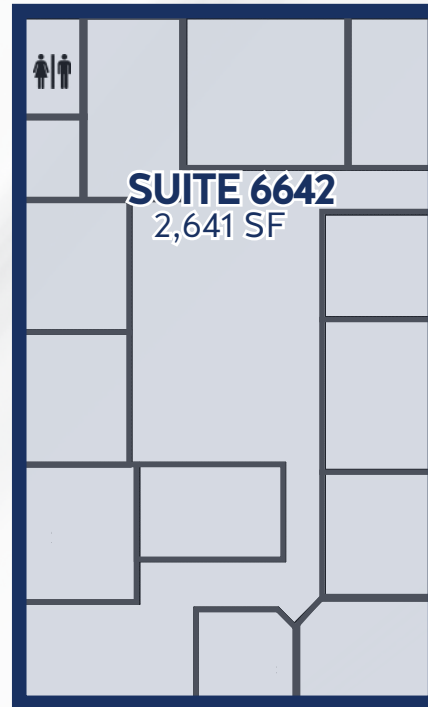
- ▶ ENDCAP WITH IN SUITE BATHROOM
- ▶ HIGH VISIBILITY FROM WADSWORTH BLVD
- ▶ TI ALLOWANCE AVAILABLE



RETAIL SPACE FOR LEASE



RETAIL SPACE 6642



UNIT SIZE

2,641 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$7.75/SF NNN

➤ TI ALLOWANCE AVAILABLE

➤ EQUIPPED WITH IN SUITE BATHROOM



RETAIL SPACE FOR LEASE

RETAIL SPACE 6632



UNIT SIZE

1,107 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$7.75/SF NNN

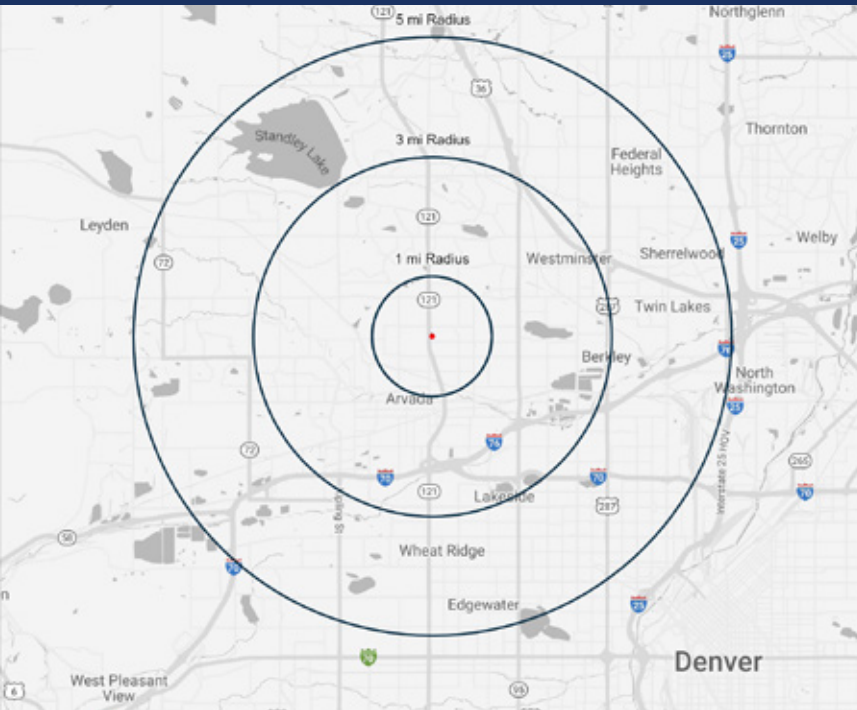
➤ 8X8 OVERHEAD DOOR

➤ TI ALLOWANCE AVAILABLE




+/- 53,840
TRAFFIC
COUNT

PROPERTY LOCATION AND DEMOGRAPHICS



1 MILE 3 MILES 5 MILES

POPULATION

2028 Projection	14,479	119,528	310,367
2023 Estimate	15,573	126,111	318,678
2020 Census	15,833	127,111	321,427
Median Age	41.4	38.8	38.4
Avg Household Size	2.4	2.4	2.4
Avg Household Income	\$131,493	\$121,060	\$149,452

EMPLOYMENT

Businesses	437	5,953	15,063
Employees	2,770	43,969	110,196

- HIGH DAILY TRAFFIC VOLUMES
- TI ALLOWANCE AVAILABLE
- NEAR DENSELY POPULATED AREA
- AMPLE PARKING



6618-6680 WADSWORTH BLVD ARVADA, CO