

**J&B BUILDING COMPANY**

8933 E Union Ave #216, Greenwood Village, CO 80111  
(303) 741-6343  
[www.jandbbuilding.com](http://www.jandbbuilding.com)



**WADSWORTH ARBOR SHOPPETTE**

8410 Wadsworth Blvd, Arvada, CO 80003

**RETAIL FOR LEASE**

LEASE RATE: \$17.00 /SF NNN

AVAILABLE: 1,200 SF

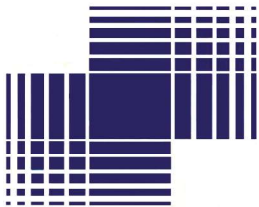
**WADSWORTH ARBOR SHOPPETTE**



**PROPERTY FEATURES AND CONTACT INFORMATION**

- Available SF: 1,200 SF
- Est. NNN's (2025): \$12.04 / SF
- Easy access to Highway 36 to Denver / Boulder
- High daily traffic counts along Wadsworth Blvd
- Close proximity to Westminster Mall redevelopment
  - Fantastic visibility and exposure
- Join Jimmy John's, Redwing Shoes and Santeramo's Italian Restaurant.

Matt Landes  
303.741.6343 ext. 101  
[Matt@jandbbuilding.com](mailto:Matt@jandbbuilding.com)

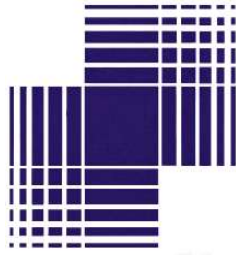


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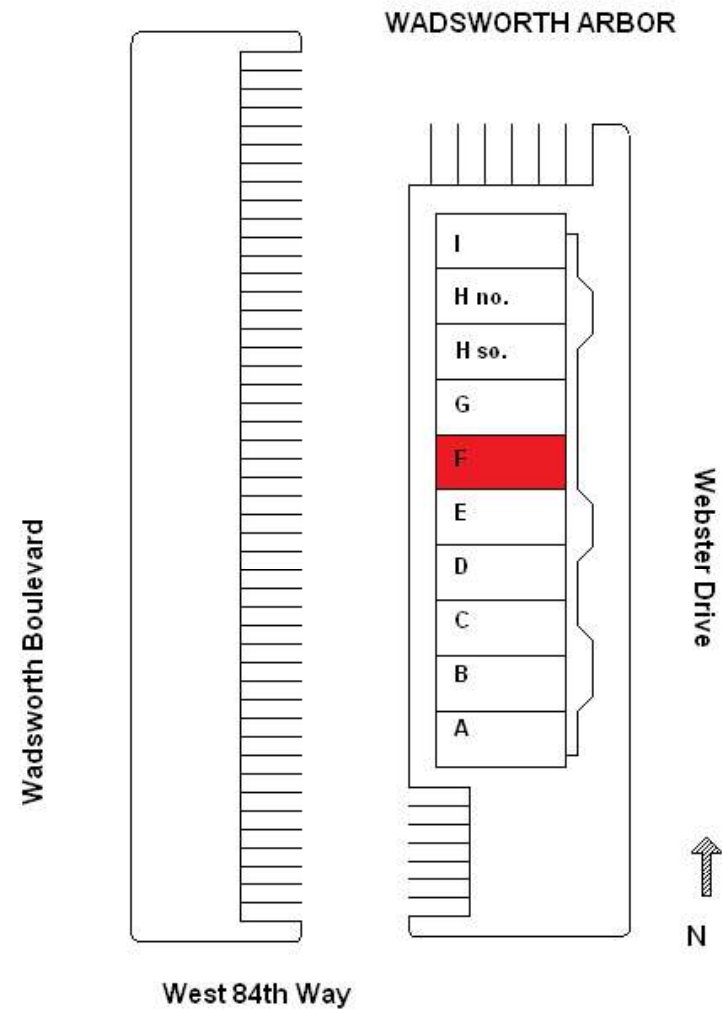
Disclaimer: The information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information are subject to change. J & B Building Company, its broker associates and its salespersons, are or will be acting as agents of this seller/lessor with the duty to represent the interest of the seller/lessor. J & B Building Company will not act as your agent unless an agency agreement is signed and in effect.





FOR MORE INFORMATION  
CONTACT  
Matt Landes  
303.741.6343 ext. 101  
matt@jandbbuilding.com

WADSWORTH ARBOR SHOPPETTE SITE PLAN

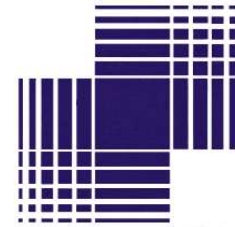


Rates and Availability

Unit - F      1,200 SF      \$17.00 NNN



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DEMOGRAPHICS

|               | 1 Mile                              | 3 Miles  | 5 Miles  |
|---------------|-------------------------------------|----------|----------|
| POPULATION    | 16,303                              | 112,641  | 302,738  |
| HOUSEHOLDS    | 7,325                               | 44,326   | 117,518  |
| INCOME        | \$72,917                            | \$87,339 | \$84,232 |
| BUSINESSES    | 627                                 | 2,734    | 9,077    |
| EMPLOYEES     | 6,927                               | 28,341   | 97,676   |
| TRAFFIC COUNT | 41,100 VPD Wadsworth and W 88th Ave |          |          |

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LAWN & GARDEN EQUIPMENT  
LEATHER GOODS STORES  
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