

FOR LEASE:
Former Walgreens

6395 SHERIDAN BLVD

Arvada, CO 80003

PRESENTED BY:

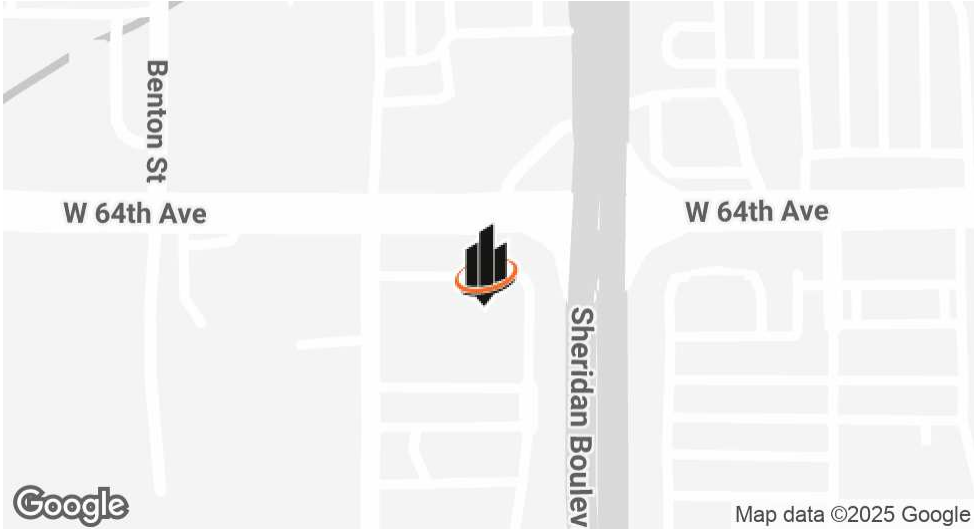
RYAN BENGFORD

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$23 PSF
LEASE TYPE:	NNN
AVAILABLE SF:	13,429 SF
LOT SIZE:	1.492 Acres
BUILDING SIZE:	13,429 SF
MARKET:	Denver Metro
SUB MARKET:	Arvada/Northwest
TRAFFIC COUNT:	Over 80,000 Vehicles Per Day

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PROPERTY DESCRIPTION

SVN Denver Commercial is pleased to present the opportunity to lease a high-profile, former Walgreens property located in one of the most sought-after submarkets in the Denver MSA. This offering features a free-standing retail building positioned on a prominent hard corner with excellent signage, visibility, and a drive-through. Walgreens occupied the property for over 25 years, reflecting the strength and longevity of the location. The site benefits from strong traffic counts and offers an ideal opportunity for a new tenant to establish a presence in a high-demand trade area.

PROPERTY HIGHLIGHTS

- Hard Corner | Drive-Through Access | Space Can Be Demised
- High Visibility | Over 80,00 Vehicles Pass By Daily
- Oversized 1.42 Acre Lot | Ample Parking

ADDITIONAL PHOTOS



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FORMER WALGREENS FOR LEASE | 6395 Sheridan Blvd Arvada, CO 80003

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SITE PLANS

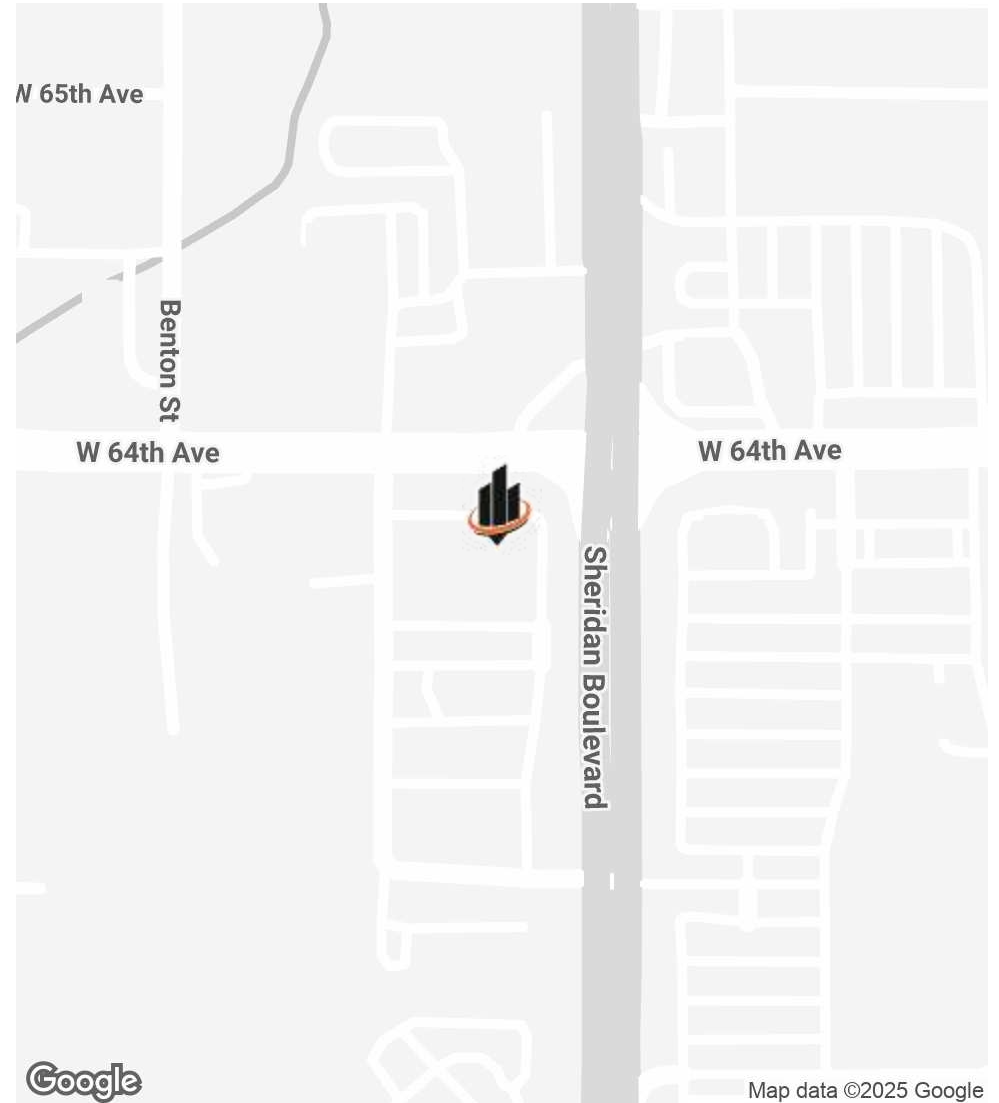
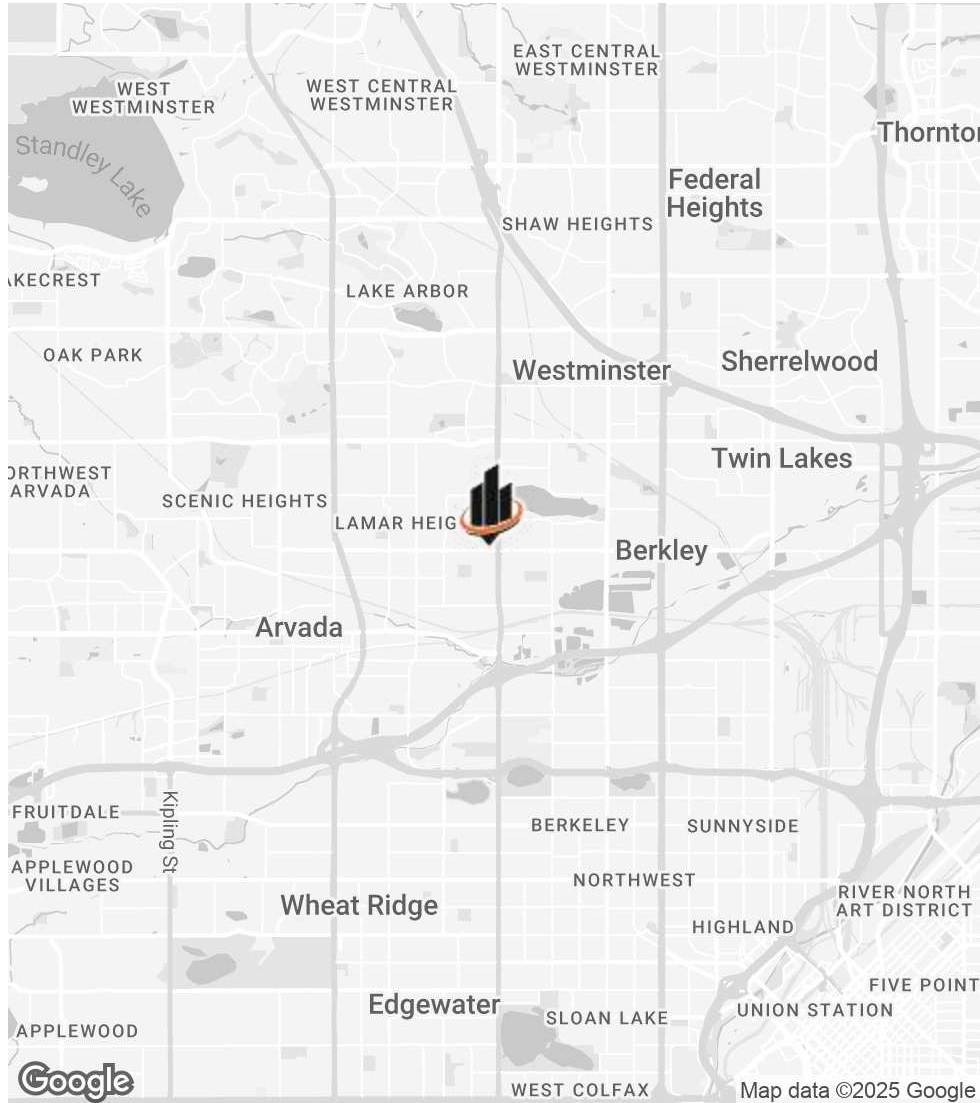


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LOCATION MAP



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Indian Tree Golf Course

Wadsworth Blvd.

Sheridan Blvd.



Westminster Station - B Line

Hidden Lake

Arvada Station - G Line

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Willis Case Golf Course



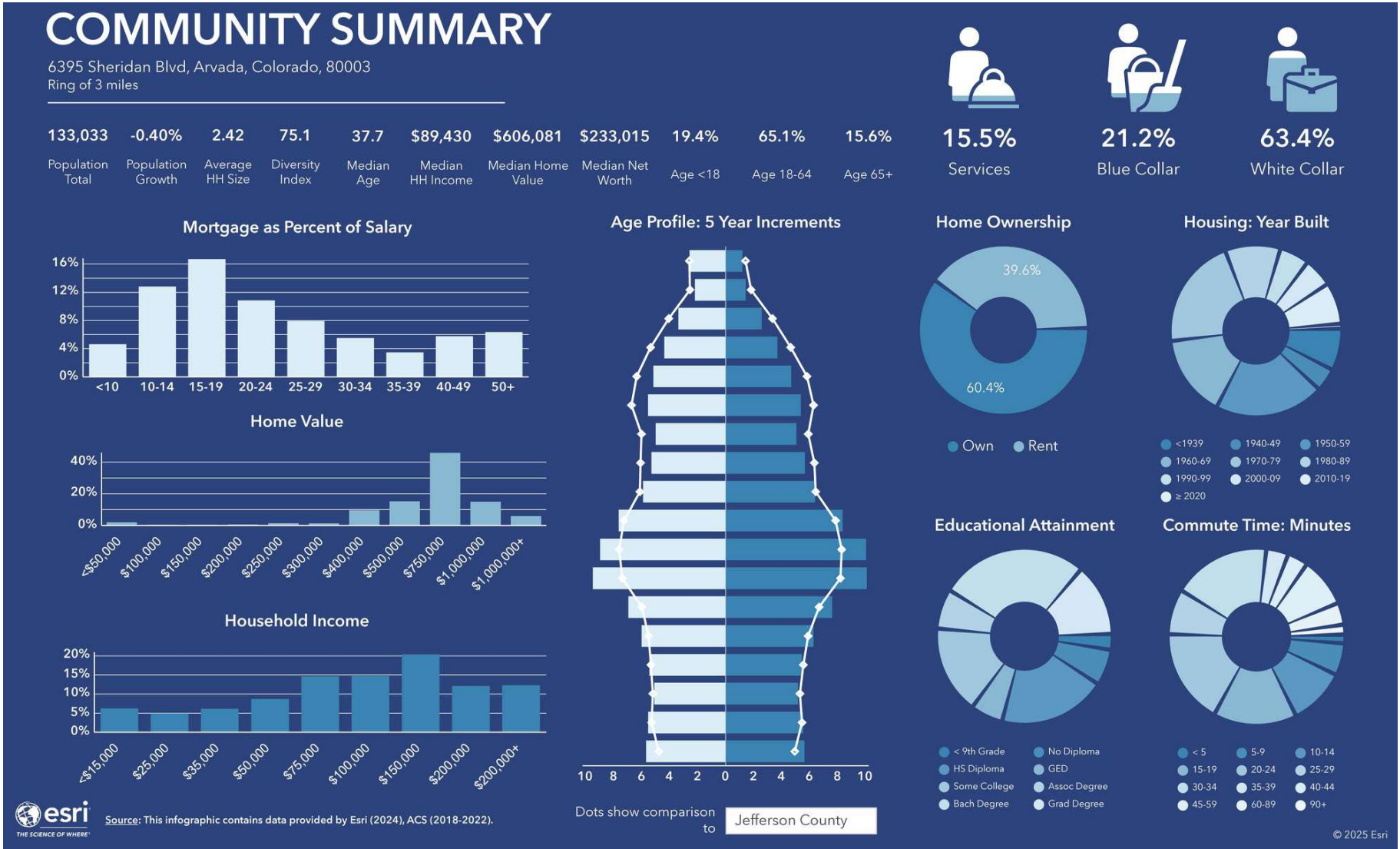
SUBJECT PROPERTY
6395 Sheridan Blvd
Arvada, CO



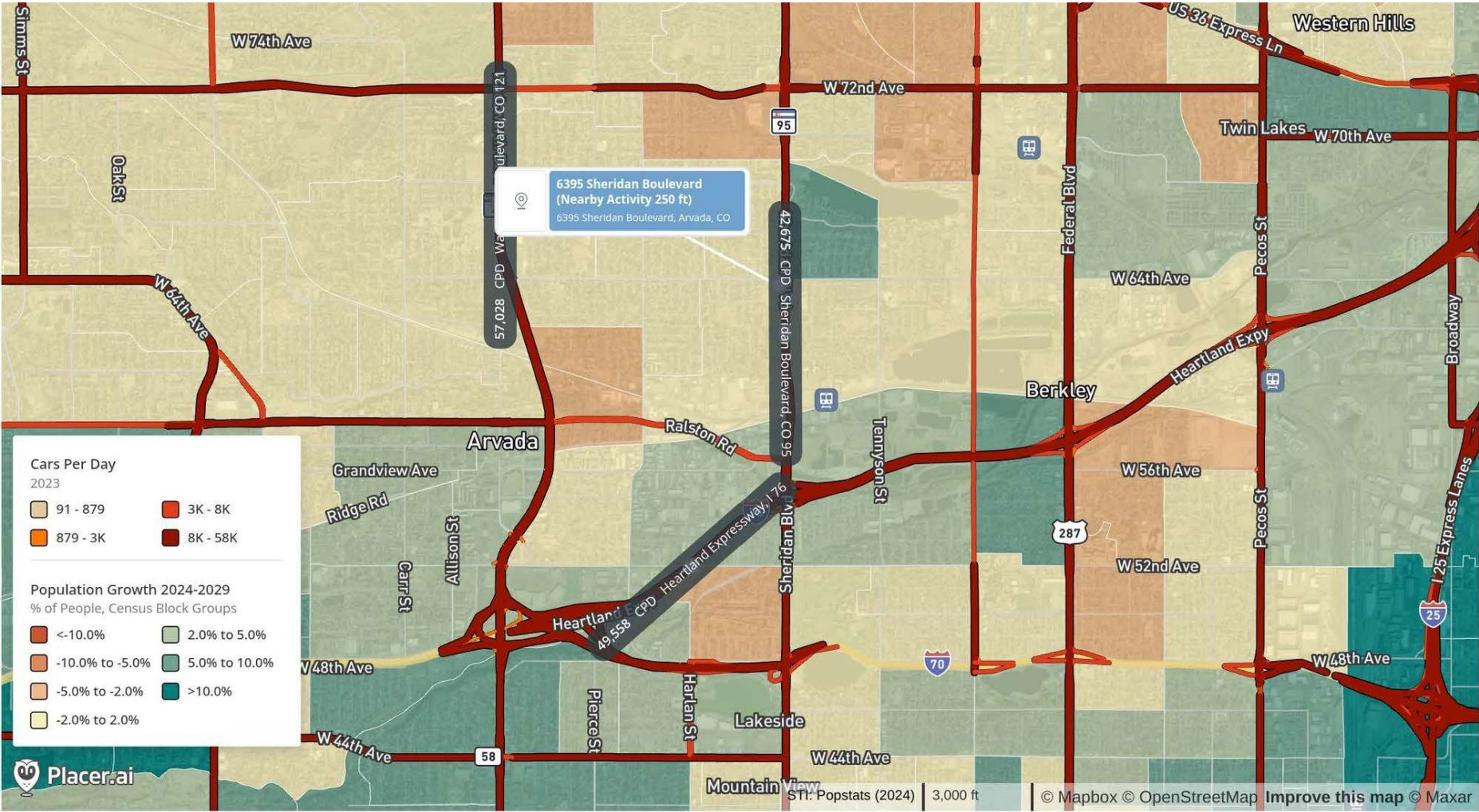
OLDE TOWN
ARVADA

Olde Town Arvada - G Line





PLACER.AI MARKET POPULATION GROWTH PROJECTION



May 1, 2024 - Apr 30, 2025
Data provided by Placer Labs Inc. (www.placer.ai)



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