

9975 Wadsworth Parkway, Westminster, CO 80021



STANDLEY SHORES

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9975 Wadsworth Parkway, Westminster, CO 80021

2,241 SF  
RETAIL SPACE FOR LEASE



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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## RETAIL SPACE FOR LEASE

### Availability Information

SF Available: 2,241 SF  
Pricing: Contact Broker

### Traffic Counts

Wadsworth Parkway - 36,019 VPD  
W 100th Avenue - 21,579 VPD

MPSI 2022 Estimates

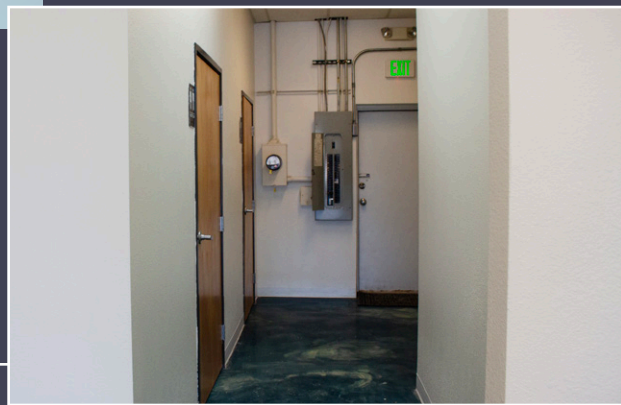
### Demographics

	1 Mile	3 Miles	5 Miles
Population	14,770	89,334	258,987
Average Household Income	\$120,249	\$113,275	\$111,036
Daytime Population	3,567	31,287	88,580

Source: CoStar

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### Highlights

- King Soopers anchored shopping center with other cotenants, such as Ace Hardware, McDonalds, UPS and more
- Located at busy, fully signalized intersection of W 100th Avenue & Wadsworth Parkway
- LAST SPACE AVAILABLE AT THE PROPERTY
- High income demographics



### Site Plan



SUITE	TENANT	
200	Ace Hardware	
300	Activate Fun Park	
400	PureHockey	
A	Snappy Nails and Spa	
B	Vapor Toke	
C	Silver Mine Subs	
F	Cherry Blossom Florist	
D	Westbrook Cleaners	
E	Mishmash Thrift Store	
G	Fantastic Sam's	
H	All American Discount Liquors	
I	Community Driving School	
J	<b>AVAILABLE</b>	<b>2,241</b>
K	UPS Store	
L	Essential Massage Center	
N	Odde's Music Grill	
M1	Strength 2 Strength	
M2	Cherry Blossom Florist (Storage)	
M3	Fusboxe Fitness & MMA	
M4	Pool Hall and Tavern	

NOT A PART



Join these anchor tenants!

