

FOR LEASE

1,200 SF

Retail at Prime Location of Wadsworth and Ralston

Shames
Makovsky



7355
Ralston Rd.
Arvada, CO 80002



Property Overview

- Ideal location at Wadsworth Boulevard & Ralston Road
- Blocks from Olde Town Arvada
- Abundant on-site parking for customers and employees
- Prominent signage along Ralston Road
- Surrounded by multiple national tenants including Lowe's, Wells Fargo, 7/11, and more
- Strong growth in area population and demographics
- Quick, easy access to I-70 & I-76

Lease Rate : \$24.00/SF NNN

Expenses: \$16.53/SF (Est.)

Property Facts

Unit Size	1,200 SF
Shopping Center Size	17,142 SF
Built	1989
Parking	5.25/1,000 SF

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Traffic Counts

Vehicles/Day

Wadsworth @ Ralston Rd 54,823

W 58th Ave @ Teller St 12,719

*Source: CoStar

Demographics

1 Mile 3 Mile 5 Mile

Population 15,914 128,581 357,184

Average Household Income \$82,875 \$98,237 \$103,055

Daytime Employment 12,096 51,501 132,280

*Source: CoStar

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