

COLONNADES AT STANDLEY LAKE

9910 & 9940 WADSWORTH PKWY. | WESTMINSTER CO 80021



2,665–3,511 SF RETAIL SPACE
FOR LEASE



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

Jason F. Kinsey
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Availability

- SF Available: 2,665–3,511 SF
- Pricing: Contact Broker

Traffic Counts

- Wadsworth Parkway: 36,019 VPD
- Church Ranch Boulevard: 20,703 VPD

MPSI 2022 Estimates

Demographics

	1 Mile	3 Miles	5 Miles
Population	13,833	91,688	264,384
Average Household Income	\$123,176	\$111,198	\$108,142
Daytime Population	4,020	30,439	86,314

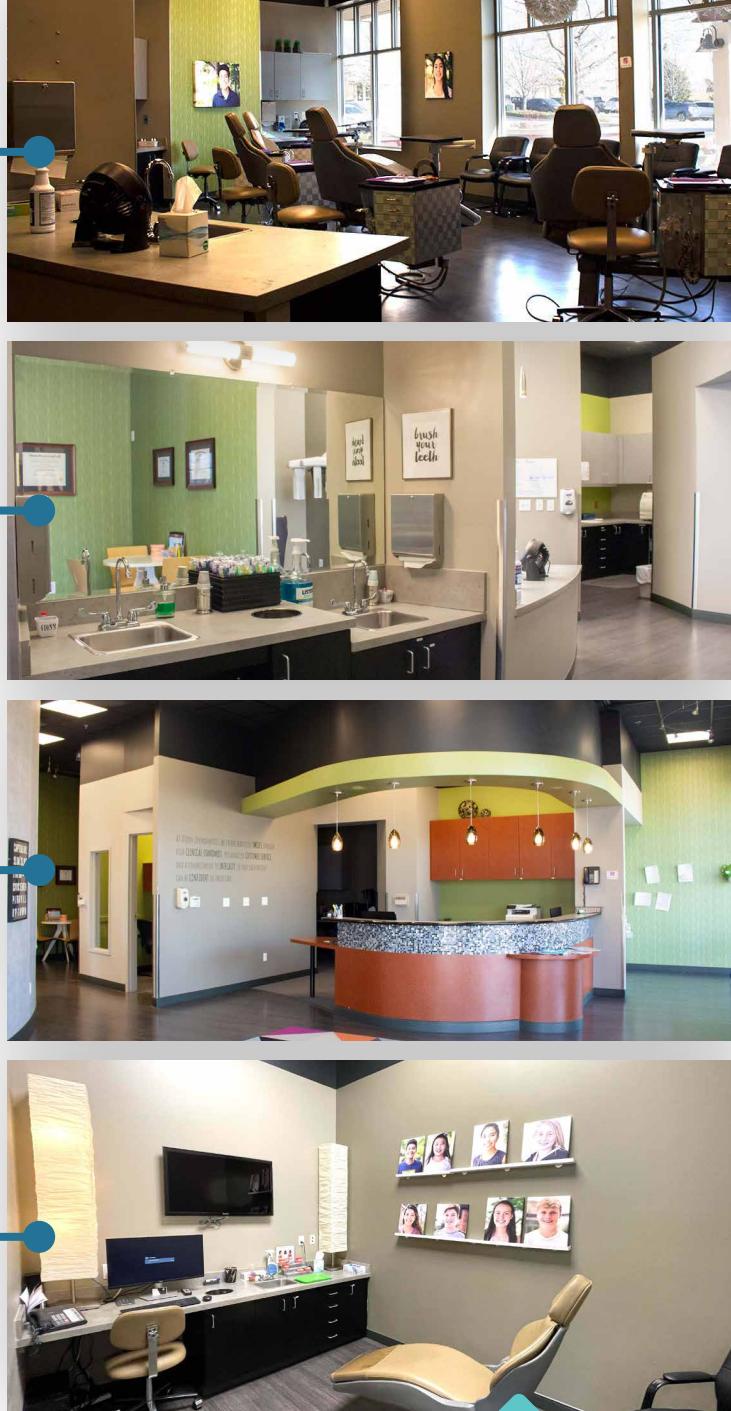
Source: CoStar



Highlights

- **WELCOMING NEW TENANTS:** Colorado Movement Lab (dance studio) and Hero's Puppy For Life
- 3,511 SF space has great visibility and exposure
- Located at busy, fully signalized intersection of Church Ranch Blvd. & Wadsworth Pkwy. (56,722 VPD)
- Join area tenant's such as Lamar's Donuts, Walgreens, Arbor Dental Group, VASA Fitness, King Soopers and more

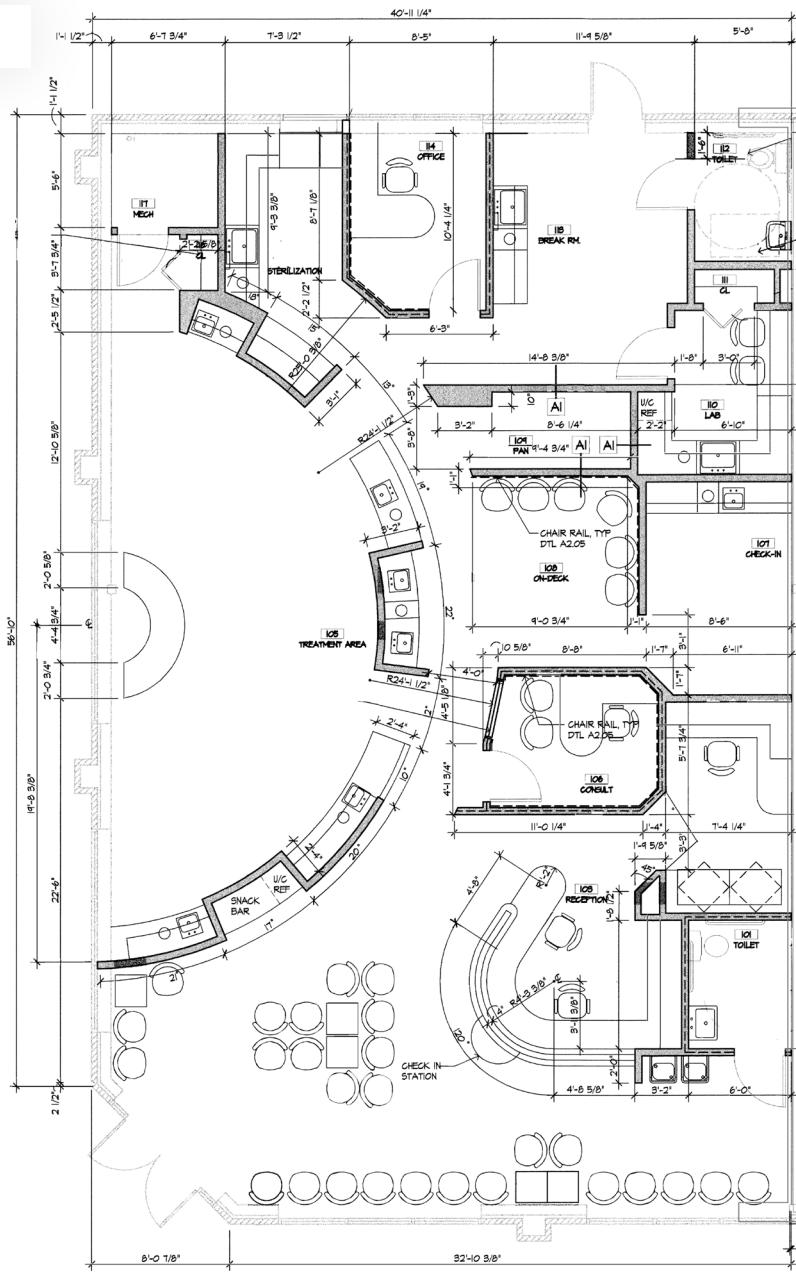
Church Ranch Boulevard - 20,703 VPD



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Floor Plans

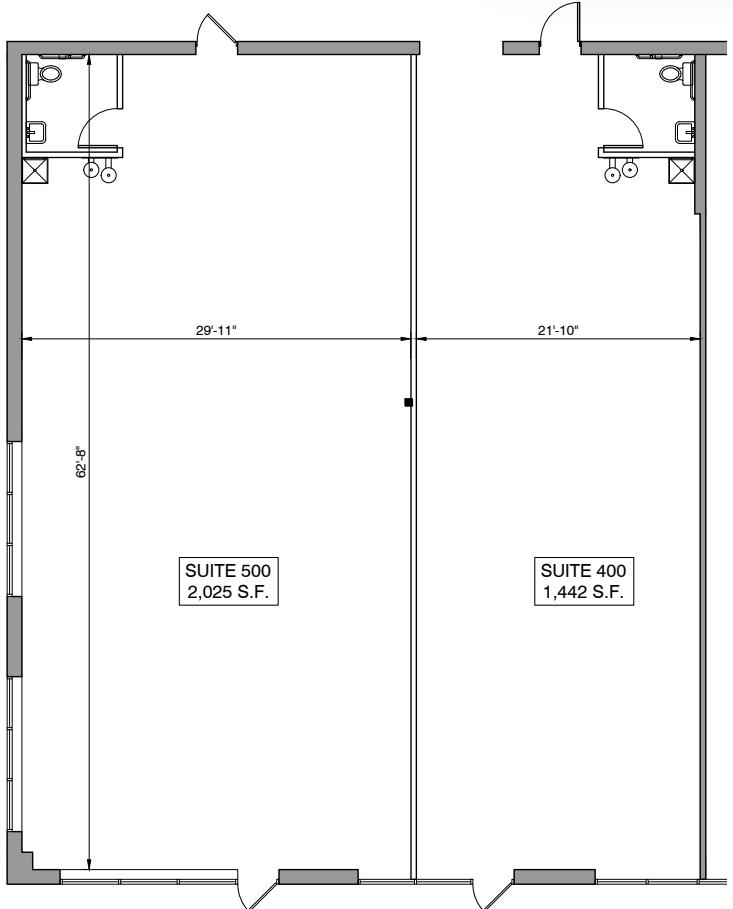
2,665 SF



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3,511 SF





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