

# FOR LEASE

## RETAIL CENTER IN PRIME LOCATION



**MALMAN**  
REAL ESTATE



### Applewood Grove Shopping Center 1901-1961 Youngfield Street, Golden, CO 80401

#### Property Highlights

- » Diverse mix of tenants offering wide variety of entertainment, personal & professional services
- » High visibility shopping center with monument signage
- » Ample customer and employee parking
- » Prime Golden location provides great access by car, public transportation, and foot traffic

#### Demographics

	1 Mile	3 Mile	5 Mile
Population	9,699	69,343	227,461
Average Household Income	\$133,799	\$107,222	\$103,863
Daytime Employees	9,888	67,481	157,940

#### Property Details

Available SF:	1,100 - 16,000
Total Building SF:	67,773 SF
Parking Ratio:	4.43/1,000 SF (+300 spaces)
Year Built / Renov.:	1960
NNN Expenses:	\$6.50/SF

**Lease Rate: Contact Broker**

For more information:

**DAN PREVEDEL**  
303-945-5697  
dan@malmancre.com

# FOR LEASE

Applewood Grove Shopping Center, Arvada, CO



**MALMAN**  
REAL ESTATE

## Availability

#104	2,300 SF
#107	1,200 SF
#109	1,100 SF
#300	1,200 SF
#304-306	4,500 SF
#308	5,500 SF Available Jan 1 2027
#310	16,000 SF
Pad Site (Drive-Thru)	0.65 Acre

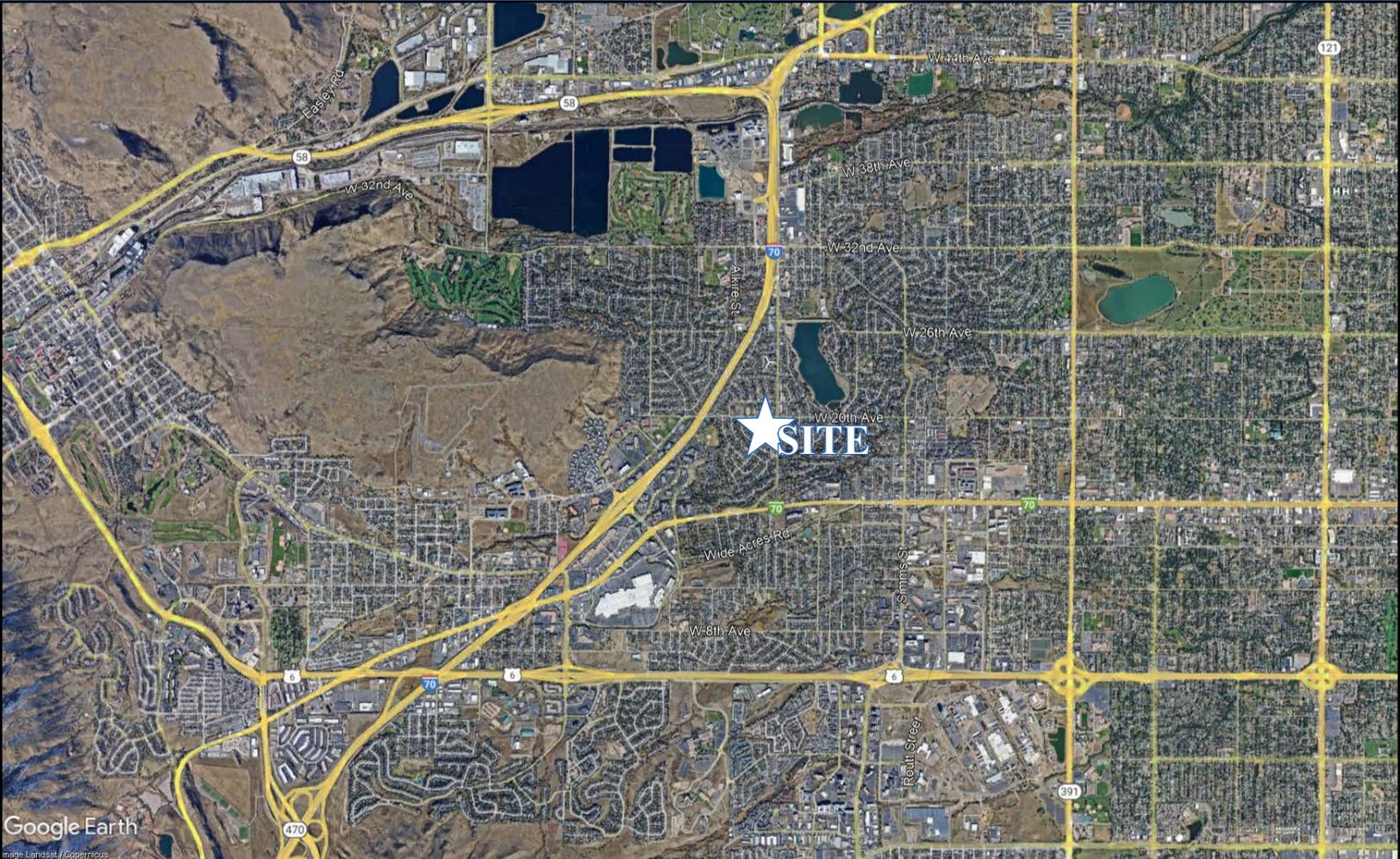


For more information:

**DAN PREVEDEL**  
303-945-5697  
dan@malmancre.com

# FOR LEASE

Applewood Grove Shopping Center, Arvada, CO



## Traffic Counts

Youngfield Street/W. 20th Ave S	12,776
W. 20th Ave / Youngfield St	5,894
Youngfield St / W. 21st Ave S	12,097

**Lease Rate: Contact Broker**



For more information:

**DAN PREVEDEL**  
303-945-5697  
dan@malmacre.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.