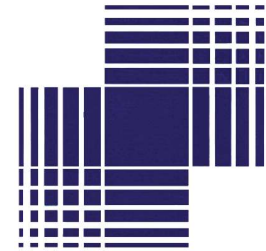
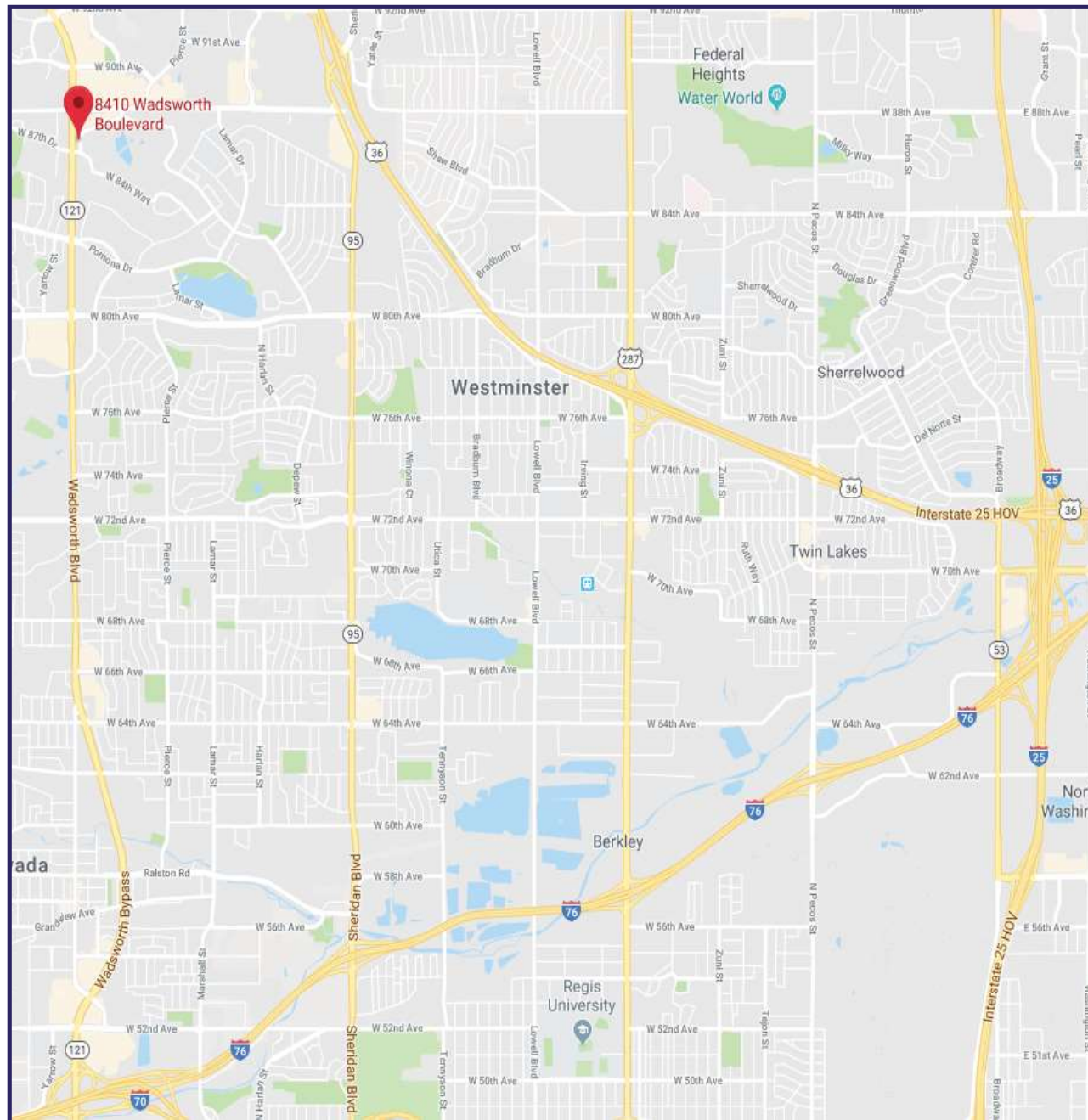




**J&B BUILDING COMPANY**  
 8933 E Union Ave #216, Greenwood Village, CO 80111  
 (303) 741-6343  
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## WADSWORTH ARBOR SHOPPETTE

8410 Wadsworth Blvd, Arvada, CO 80003

### RETAIL FOR LEASE

LEASE RATE: \$15.50 /SF NNN

AVAILABLE: 1,200 SF

## WADSWORTH ARBOR SHOPPETTE



### PROPERTY FEATURES AND CONTACT INFORMATION

- Available SF: 1,200 SF
- Est. NNN's (2025): \$13.02 / SF
- Great Central Location
- Easy access to Highway 36 to Denver / Boulder
- High daily traffic counts along Wadsworth Blvd
- Close proximity to Westminister Mall redevelopment
- Fantastic visibility and exposure
- Join Jimmy John's, Redwing Shoes and Santeramo's Italian Restaurant.

Matt Landes  
 303.741.6343 ext. 101  
 Matt@jandbbuilding.com

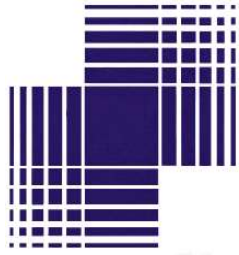


Disclaimer: The information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information are subject to change. J & B Building Company, its broker associates and its salespersons, are or will be acting as agents of this seller/lessor with the duty to represent the interest of the seller/lessor. J & B Building Company will not act as your agent unless an agency agreement is signed and in effect.



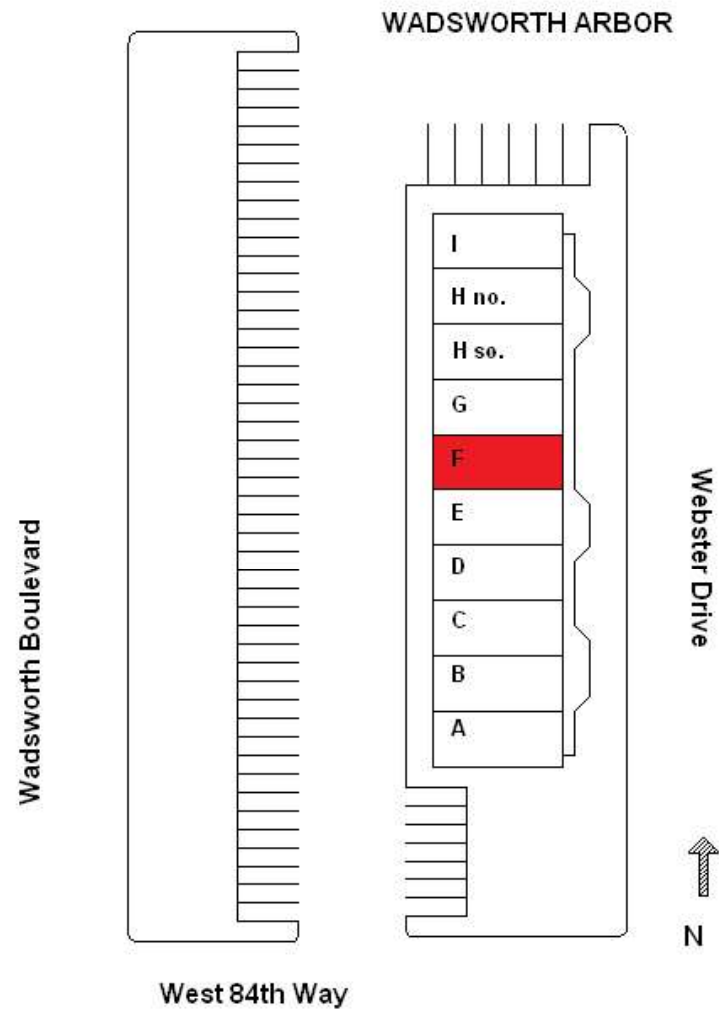
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FOR MORE INFORMATION  
CONTACT  
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**WADSWORTH ARBOR SHOPPETTE SITE PLAN**

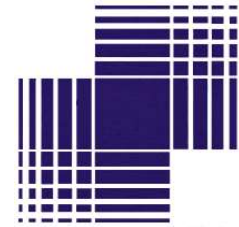


**Rates and Availability**

Unit - F      1,200 SF      \$15.50 NNN



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**DEMOGRAPHICS**

	1 Mile	3 Miles	5 Miles
POPULATION	16,303	112,641	302,738
HOUSEHOLDS	7,325	44,326	117,518
INCOME	\$72,917	\$87,339	\$84,232
BUSINESSES	627	2,734	9,077
EMPLOYEES	6,927	28,341	97,676
TRAFFIC COUNT	41,100 VPD Wadsworth and W 88th Ave		



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