

THE SHOPS ON WADSWORTH RETAIL SPACE FOR LEASE

6618-6680 WADSWORTH BLVD. ARVADA • COLORADO 80003



+/-53,840
TRAFFIC
COUNT

WADSWORTH BLVD

PARKING RATIO	5.8/1000 SF
CENTER SIZE	28,172 SF
AVAILABLE SPACE	873-2,723 SF
LEASE RATE	\$19.75/SF NNN
EST. NNN EXPENSES	\$8.41/SF



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navpoint
REAL ESTATE GROUP

RETAIL SPACE FOR LEASE

RETAIL SPACE 6632



UNIT SIZE

1,107 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$8.41/SF NNN

➤ 8X8 OVERHEAD DOOR

➤ TI ALLOWANCE & FREE RENT AVAILABLE




+/- 53,840
TRAFFIC
COUNT

RETAIL SPACE FOR LEASE



RETAIL SPACE 6626

UNIT SIZE

1,192 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$7.75/SF NNN

SUITE 6626

1,192 SF

- ▶ **TI ALLOWANCE & FREE RENT AVAILABLE**
- ▶ **EQUIPPED WITH IN SUITE BATHROOM**




+/- 53,840
TRAFFIC
COUNT

RETAIL SPACE FOR LEASE



RETAIL SPACE 6622



UNIT SIZE

873 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$8.41/SF NNN

SUITE 6622
873 SF

➡ TI ALLOWANCE & FREE RENT AVAILABLE

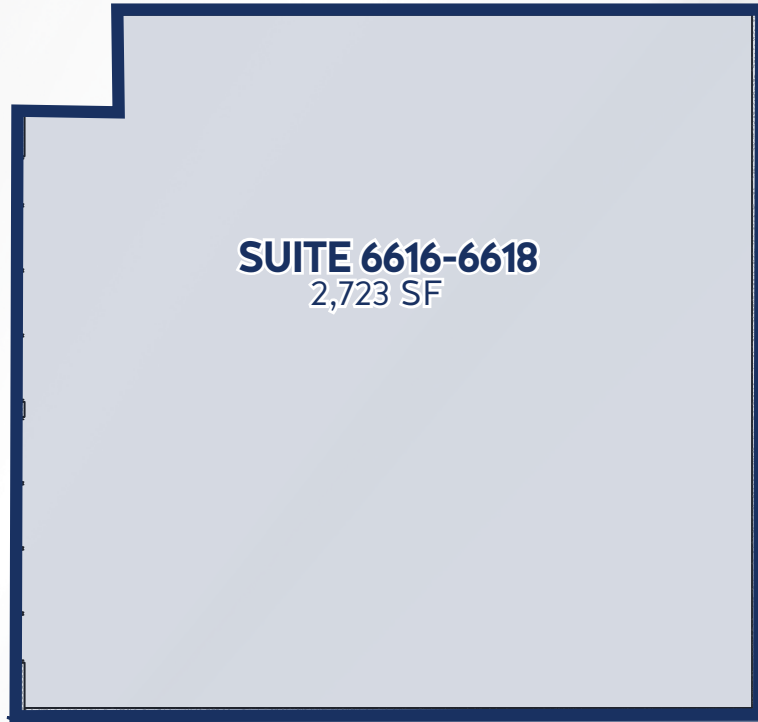
➡ EQUIPPED WITH IN SUITE BATHROOM



RETAIL SPACE FOR LEASE

THE SHOPS ON WADSWORTH

RETAIL SPACE 6616-6618



UNIT SIZE

2,723 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$8.41/SF NNN

➤ TI ALLOWANCE & FREE RENT AVAILABLE

➤ EQUIPPED WITH IN SUITE BATHROOM



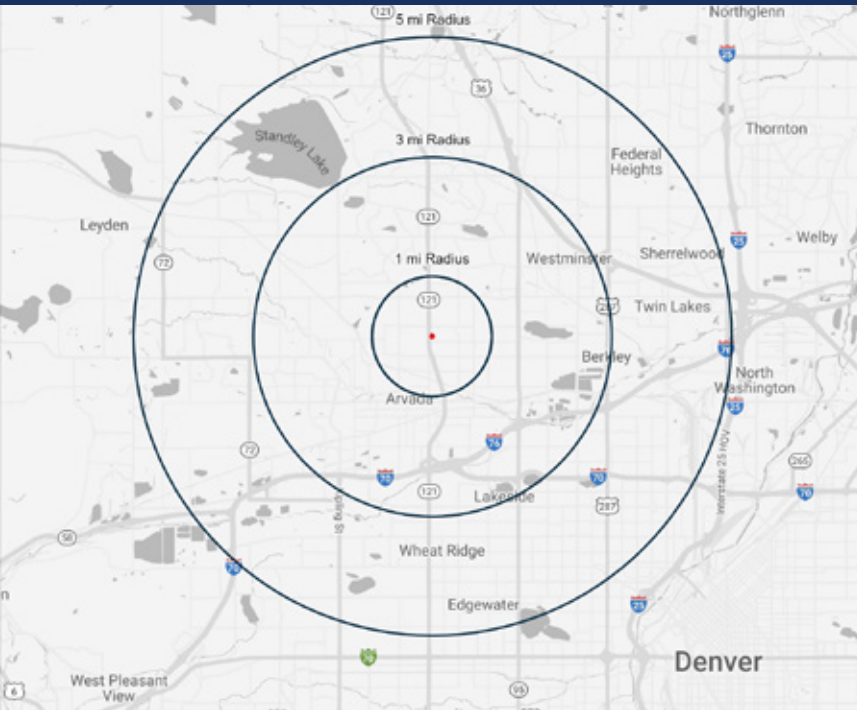
AVAILABLE SPACES AERIAL

THE SHOPS ON WADSWORTH

SUITE	SF	RENT
6626	1,192 SF	\$19.75/SF NNN
6632	1,107 SF	\$19.75/SF NNN
6622	873 SF	\$19.75/SF NNN
6616-6618	2,723 SF	\$19.75/SF NNN



PROPERTY LOCATION AND DEMOGRAPHICS



1 MILE 3 MILES 5 MILES

POPULATION

2028 Projection	14,479	119,528	310,367
2023 Estimate	15,573	126,111	318,678
2020 Census	15,833	127,111	321,427
Median Age	41.4	38.8	38.4
Avg Household Size	2.4	2.4	2.4
Avg Household Income	\$131,493	\$121,060	\$149,452

EMPLOYMENT

Businesses	437	5,953	15,063
Employees	2,770	43,969	110,196

- HIGH DAILY TRAFFIC VOLUMES
- TI ALLOWANCE & FREE RENT AVAILABLE
- NEAR DENSELY POPULATED AREA
- AMPLE PARKING

