

FOR LEASE

ARVADA RETAIL CENTER IN PRIME LOCATION



Fairlanes Shopping Center

6400-6530 Wadsworth Boulevard, Arvada, CO 80003

Property Highlights

- » Diverse mix of tenants offering wide variety of personal & professional services to fitness & healthcare
- » Monument signage
- » Ample customer and employee parking
- » Prime Arvada location provides great access by car, public transportation, and foot traffic

Demographics

	1 Mile	3 Mile	5 Mile
Population	17,082	129,643	331,588
Average Household Income	\$111,142	\$114,604	\$131,257
Daytime Employees	6,813	52,553	139,661

Property Details

Available SF:	1,066 - 14,494 SF
Total Building SF:	131,467 SF
Parking Ratio:	5.20/1,000 SF
Year Built / Renov.:	1985
NNN Expenses:	\$6.70/SF (2025)

Lease Rates:

Unit 6490: \$9.00/SF NNN

Unit 150: \$12.00/SF NNN

Unit A: \$20.00/SF NNN

For more information:

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

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MALMAN
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Availability

#150	3,770 SF
#6490	14,494 SF
Unit A	1,066 SF

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Traffic Counts

Wadsworth Blvd @ W 64th Ave	55,000
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W 64th Ave & Vance St	12,000
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Wadsworth Blvd @ W 66th Ave	49,528
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