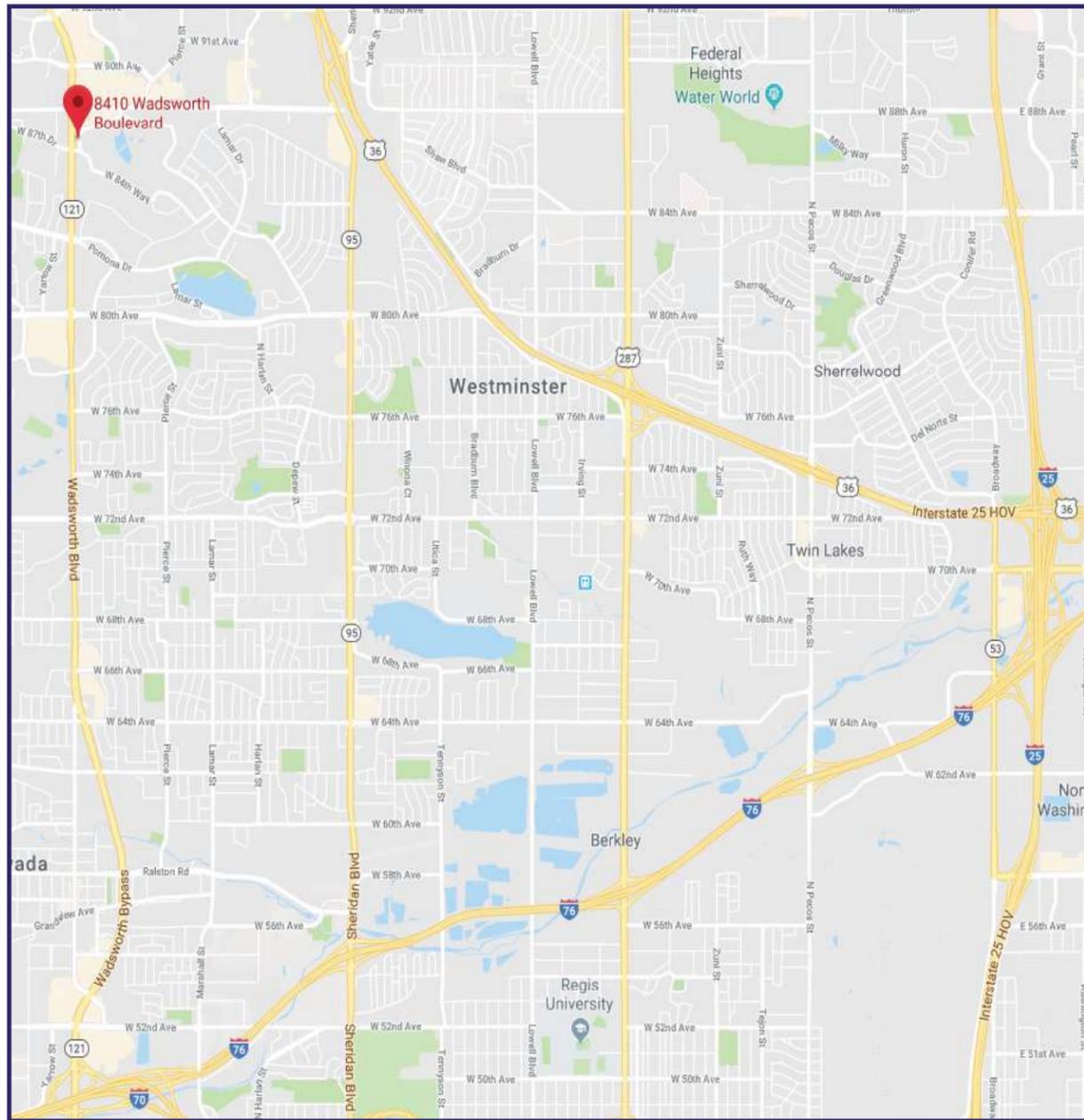
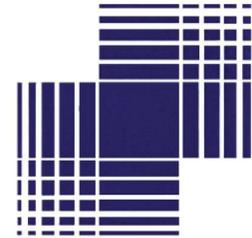




J&B BUILDING COMPANY
 8933 E Union Ave #216, Greenwood Village, CO 80111
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WADSWORTH ARBOR SHOPPETTE

8410 Wadsworth Blvd, Arvada, CO 80003

RETAIL FOR LEASE

LEASE RATE: \$17.00 /SF NNN

AVAILABLE: 1,200 SF

WADSWORTH ARBOR SHOPPETTE



PROPERTY FEATURES AND CONTACT INFORMATION

- Available SF: 1,200 SF
- Est. NNN's (2026): \$12.17 / SF
- 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

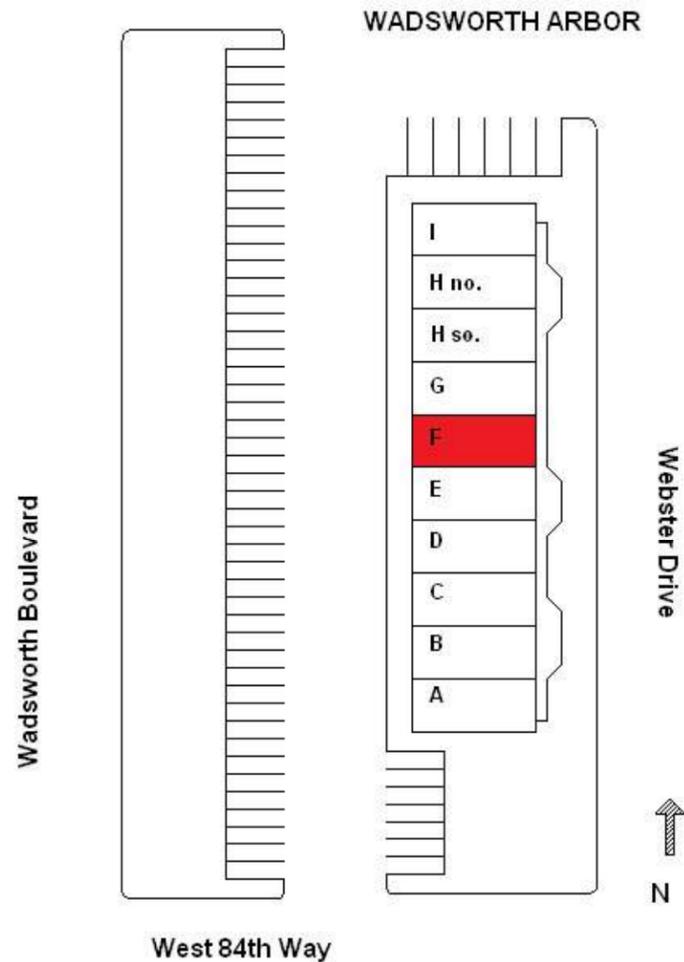


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FOR MORE INFORMATION
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WADSWORTH ARBOR SHOPPETTE SITE PLAN



Rates and Availability

Unit - F 1,200 SF \$17.00 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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