

FOR LEASE, GROUND LEASE OR SALE

7999 WADSWORTH BOULEVARD | ARVADA, CO 80003



JOIN:



PROPERTY HIGHLIGHTS:

Pricing: Contact Broker

Building Type: Retail

Year Built: 1982

Building Size: 4,889 SF

Total Lot Area: 19,166 SF

Parking: Cross Parking Agreement

Zoning: MX-U (Mixed Use Urban)

Drive In Doors:

(2) 14 w x 10 h

(1) 10w x 10h

(1) 10w x 12h

Electrical: 225 Amps, 240 Volts, 3 Phase, 4 Wire

Ceiling Height: 10'5" - 21'8"

PROPERTY FEATURES

Flexible Ownership & Occupancy Options – Available For Lease, Ground Lease or Sale, offering flexibility for investors, developers, owner-users, and retailers.

Premier Retail Location – Located within Northridge Center at the intersection of West 80th Avenue and Wadsworth Boulevard, anchored by Target and the future Whole Foods Market, opening soon.

Excellent Accessibility – Convenient ingress and egress from both Wadsworth Boulevard and West 80th Avenue with exceptional regional connectivity at signalized entrance to shopping center.

Flexible MX-U Zoning – Mixed-Use Urban zoning accommodates a wide range of retail, restaurant, office, service, and mixed-use uses, creating exceptional opportunities for current occupancy and future redevelopment

FOR MORE INFORMATION, PLEASE CONTACT

ELIZABETH MORGAN

VICE PRESIDENT

303-324-1107

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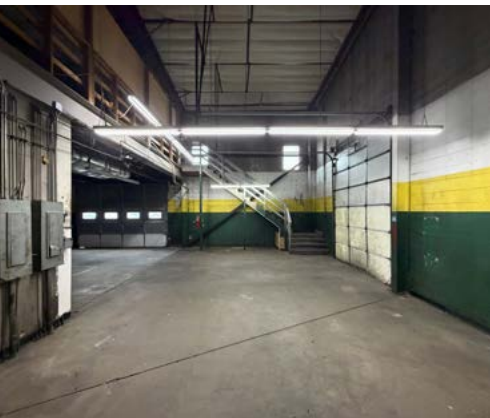
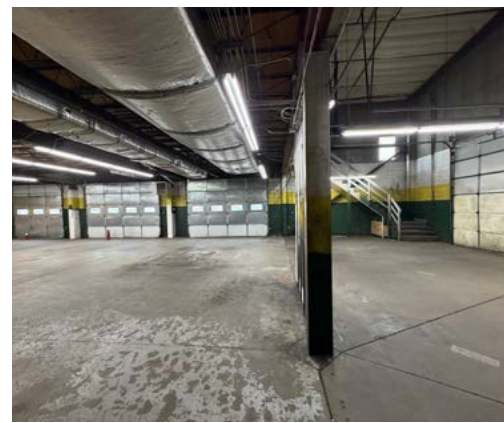
CODY STAMBAUGH

VICE PRESIDENT

720-291-0686

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7999 Wadsworth Boulevard offers investors, developers, owner-users, and retailers a highly visible commercial property at the signalized intersection of Wadsworth Boulevard and West 80th Avenue in Arvada, Colorado. Positioned along one of the Denver metro area's busiest commercial corridors, the property offers exceptional visibility, accessibility, and long-term redevelopment potential. Located within an established retail trade area anchored by Target and the future Whole Foods Market, the site benefits from strong consumer traffic, excellent frontage, and convenient access to surrounding residential neighborhoods, major employment centers, and the greater northwest Denver metro.



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DEMOGRAPHICS

Population		Households		AVG HH Income	
1 Mile	17,525	1 Mile	6,915	1 Mile	\$85,570
3 Mile	149,207	3 Mile	56,908	3 Mile	\$92,449
5 Mile	328,948	5 Mile	126,223	5 Mile	\$97,898



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