

# 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	1,845-2,723 SF
LEASE RATE	\$19.75/SF NNN
EST. NNN EXPENSES	\$8.41/SF



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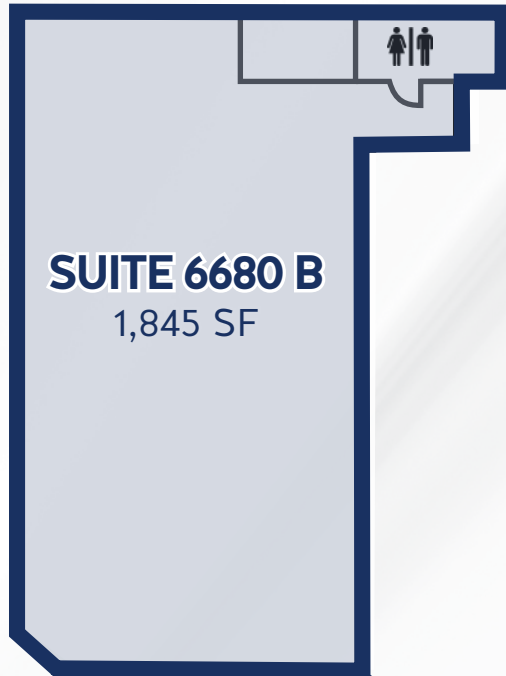
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**navpoint**  
REAL ESTATE GROUP

# RESTAURANT SPACE FOR LEASE



## RESTAURANT SPACE 6680 B



UNIT SIZE

**1,845 SF**

LEASE RATE

**\$19.75/SF**

ESTIMATED NNN

**\$8.41/SF NNN**

- PRIME VISIBILITY FROM WADSWORTH BLVD
- OWNER WILLING TO CONTRIBUTE TO RESTAURANT INFRASTRUCTURE



WADSWORTH BLVD

**+/- 53,840**  
TRAFFIC  
COUNT

# RETAIL SPACE FOR LEASE

THE SHOPS ON WADSWORTH

## RETAIL SPACE 6680 C



UNIT SIZE

**2,034 SF**

LEASE RATE

**\$19.75/SF**

ESTIMATED NNN

**\$8.41/SF NNN**

➔ ENDCAP WITH IN SUITE BATHROOM

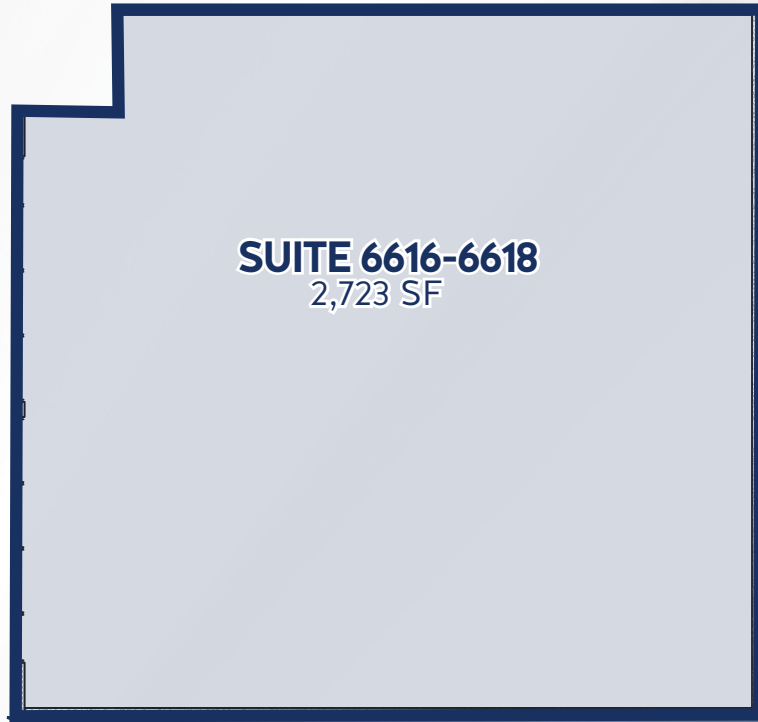
➔ TI ALLOWANCE & FREE RENT AVAILABLE



# 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



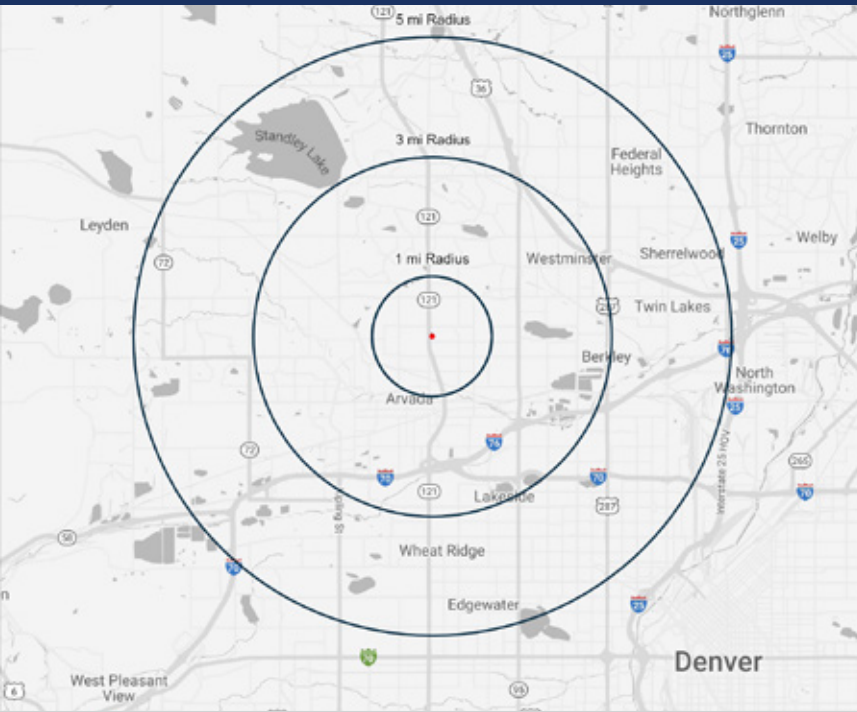
# AVAILABLE SPACES AERIAL

## THE SHOPS ON WADSWORTH

SUITE	SF	RENT
6680 B	1,845 SF	\$19.75/SF NNN
6680 C	2,034 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



6618-6680 WADSWORTH BLVD ARVADA, CO