

FOR LEASE

RETAIL CENTER IN PRIME LOCATION



Applewood Grove Shopping Center 1901-1961 Youngfield Street, Golden, CO 80401

Property Highlights

- » Diverse mix of tenants offering wide variety of entertainment, personal & professional services
- » High visibility shopping center with monument signage
- » Ample customer and employee parking
- » Prime Golden location provides great access by car, public transportation, and foot traffic

Demographics

	1 Mile	3 Mile	5 Mile
Population	9,699	69,343	227,461
Average Household Income	\$133,799	\$107,222	\$103,863
Daytime Employees	9,888	67,481	157,940

Property Details

Available SF:	1,100 - 16,000
Total Building SF:	67,773 SF
Parking Ratio:	4.43/1,000 SF (+300 spaces)
Year Built / Renov.:	1960
NNN Expenses:	\$7.00/SF

Lease Rate: Contact Broker

For more information:

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

FOR LEASE

Applewood Grove Shopping Center, Arvada, CO



MALMAN
REAL ESTATE

Availability

#104	2,300 SF
#109	1,100 SF
#304-306	4,500 SF
#308	5,500 SF Available Jan 1 2027
#310	16,000 SF
Pad Site (Drive-Thru)	0.65 Acre



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Traffic Counts

Youngfield Street/W. 20th Ave S 12,776

W. 20th Ave / Youngfield St 5,894

Youngfield St / W. 21st Ave S 12,097

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