

# 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 - 4,500 + Drive-Thru Pad Site
Total Building SF:	67,773 SF
Parking Ratio:	4.43/1,000 SF (+300 spaces)
Year Built / Renov.:	1960
NNN Expenses:	\$6.50/SF

**Lease Rate: Contact Broker**

For more information:

**DAN PREVEDEL**  
303-945-5697  
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Applewood Grove Shopping Center, Arvada, CO



**MALMAN**  
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## Availability

#104	2,300 SF
#107	1,200 SF
#109	1,100 SF
#304-306	4,500 SF
Pad Site (Drive-Thru)	0.65 Acre

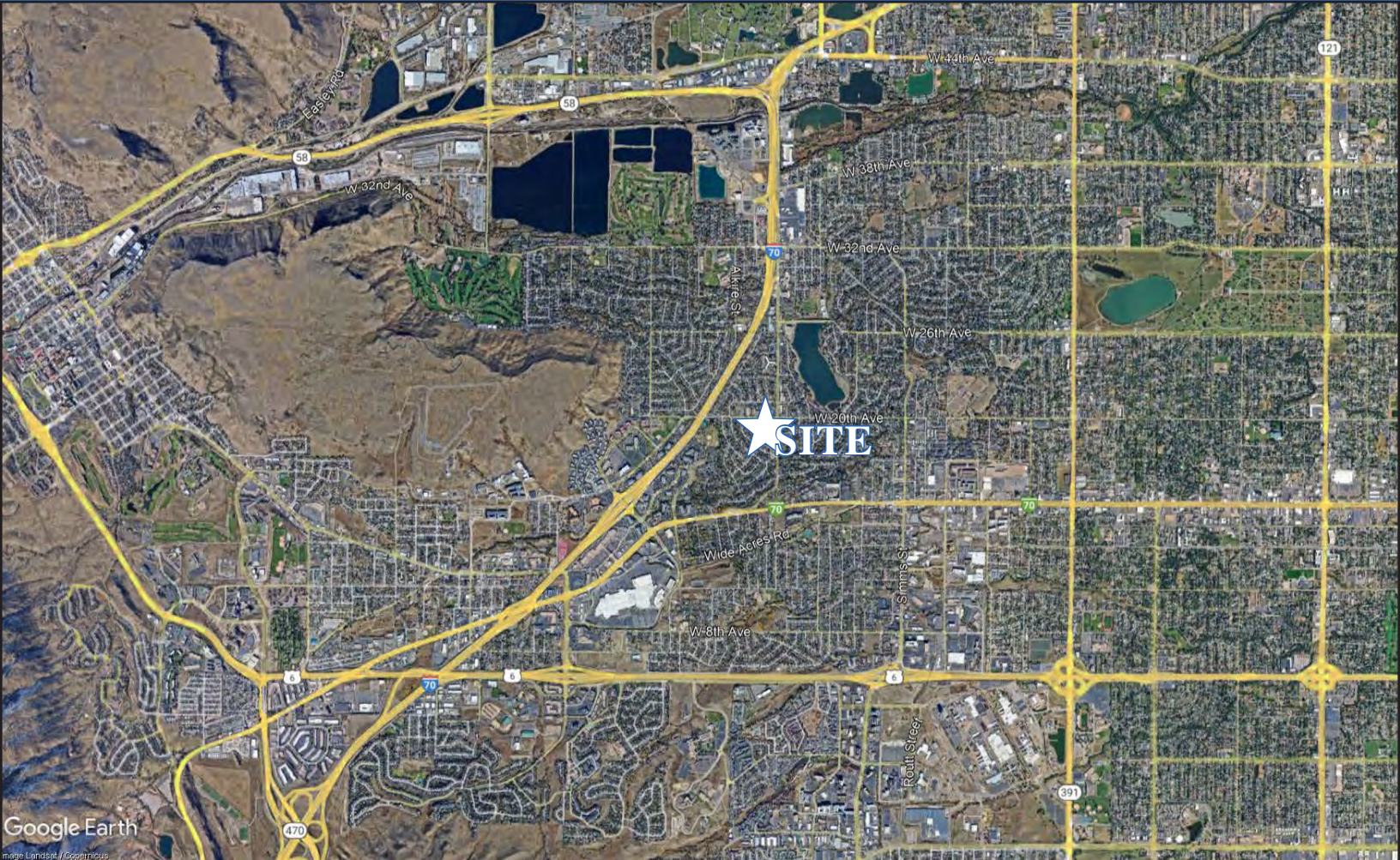


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## Traffic Counts

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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