

THE SHOPS ON WADSWORTH RETAIL SPACE FOR LEASE

6618-6680 WADSWORTH BLVD. ARVADA • COLORADO 80003



WADSWORTH BLVD

PARKING RATIO	5.8/1000 SF
CENTER SIZE	28,172 SF
AVAILABLE SPACE	982-1,192 SF
LEASE RATE	\$19.75/SF NNN
EST. NNN EXPENSES	\$8.41/SF

TI ALLOWANCE INCENTIVES AVAILABLE!



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navpoint
REAL ESTATE GROUP

RETAIL SPACE FOR LEASE

THE SHOPS ON WADSWORTH

RETAIL SPACE 6634



SUITE 6634
982 SF

UNIT SIZE

982 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 6632



SUITE 6632
1,107 SF

UNIT SIZE

1,107 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$8.41/SF NNN

➡ **ENDCAP WITH IN SUITE
BATHROOM**

➡ **TI ALLOWANCE & FREE
RENT AVAILABLE**



RESTAURANT SPACE FOR LEASE

THE SHOPS ON WADSWORTH

RETAIL SPACE 6626



UNIT SIZE

1,192 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$8.41/SF NNN

➡ PRIME VISIBILITY FROM
WADSWORTH BLVD

➡ OWNER WILLING TO CONTRIBUTE
TO RESTAURANT INFRASTRUCTURE

SUITE 6626
1,192 SF



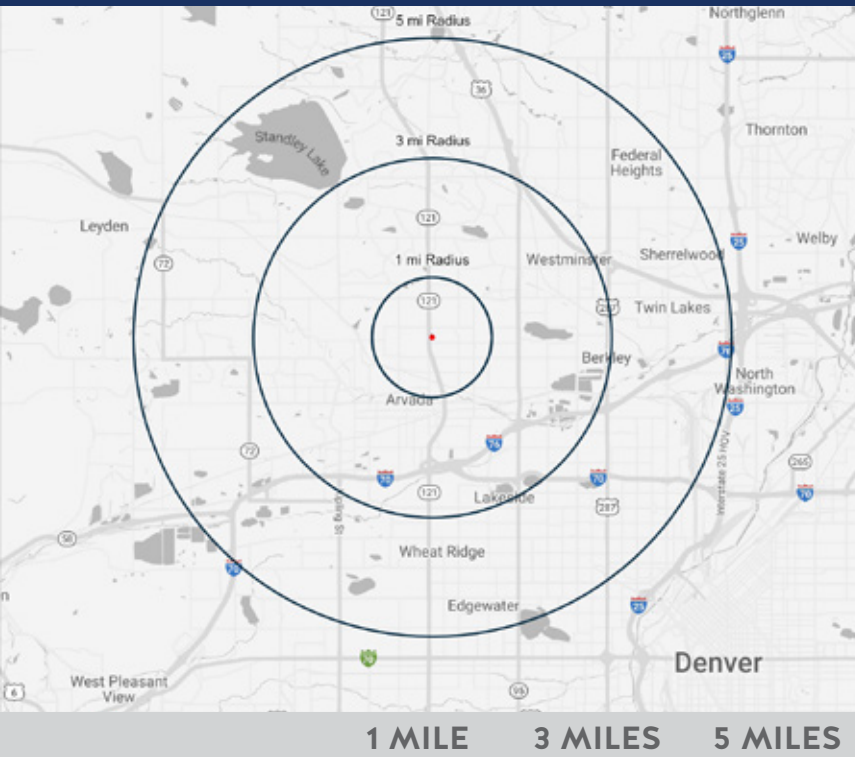
AVAILABLE SPACES AERIAL

THE SHOPS ON WADSWORTH

SUITE	SF	RENT
6634	982 SF	\$19.75/SF NNN
6632	1,107 SF	\$19.75/SF NNN
6626	1,192 SF	\$19.75/SF NNN



PROPERTY LOCATION AND DEMOGRAPHICS



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

