

Arvada Marketplace

7310-7494 W 52nd Ave | Arvada, CO 80002



FOR LEASE - NEW OWNERSHIP!

AVAILABLE

7310 R: 4,579 SF
2nd Gen Restaurant (Divisible)

7310 B: 1,500 SF - Available 12/1/26
Traditional Retail Buildout

RATE

Call Broker

NNN

\$10.88/SF

Gerrity:

ABOUT THE PROPERTY

- Heavily anchored power-center boasting Sam's Club, Ulta, Michael's, Five Below, and newly opened In-N-Out
- Located at one of the most trafficked intersections along Wadsworth (90,000 VPD) and I70 (160,000 VPD)
- 2nd generation restaurant space available - can be demised

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	12,623	126,484	363,748
Daytime Population	14,690	111,285	340,819
Avg. Household Income	\$100,761	\$129,168	\$134,191
Estimated Households	6,149	55,028	159,406

Year: 2025 | Source: Esri

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TRAFFIC COUNTS

Wadsworth Blvd	76,074 VPD
I-70	160,000 VPD

Year: 2025 | Source: DRCOG





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DEMOGRAPHIC HIGHLIGHTS

1 MILE

12,623	14,690	\$100,761	6,149
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

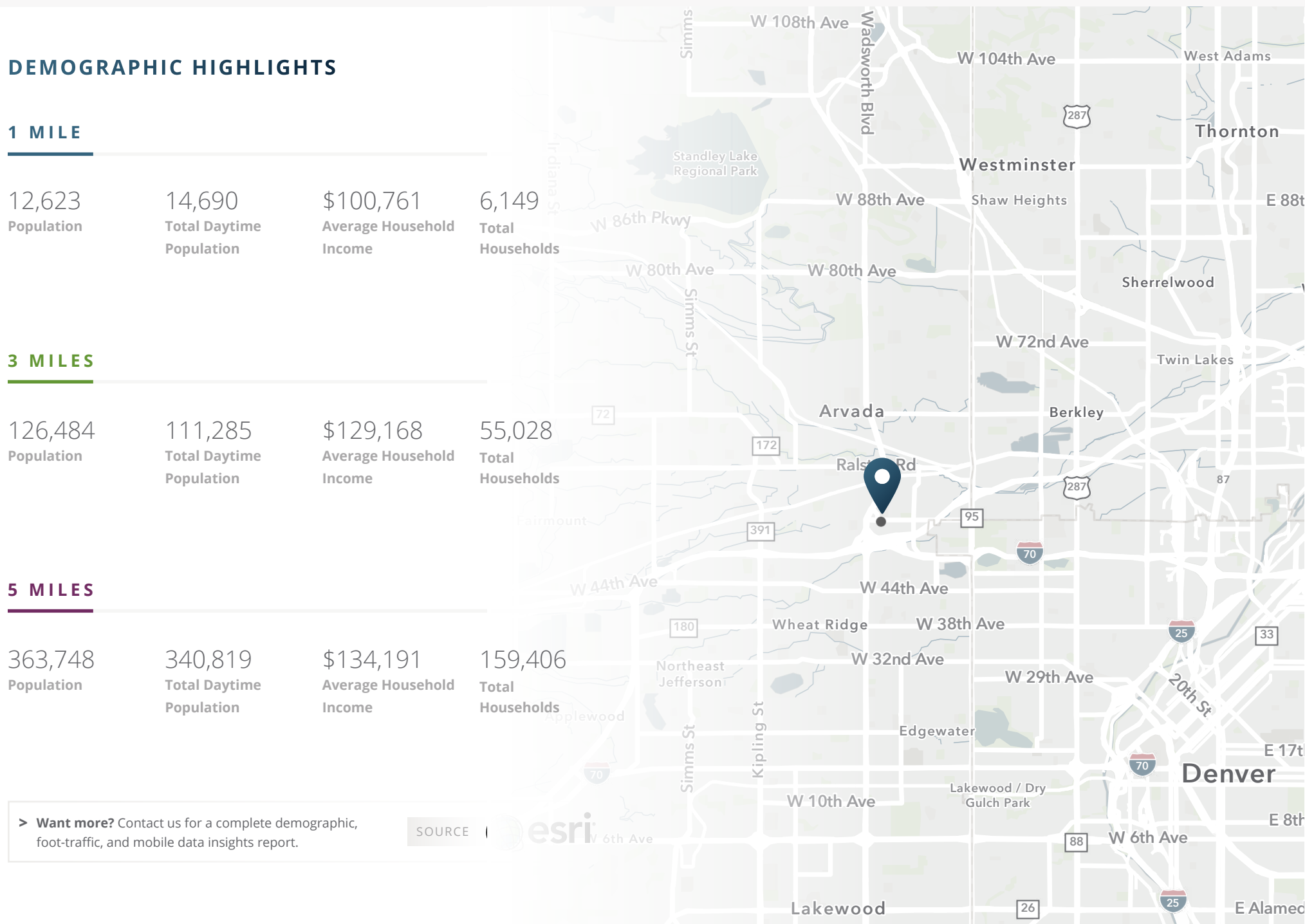
126,484	111,285	\$129,168	55,028
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

363,748	340,819	\$134,191	159,406
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE | esri





SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Tami Lord
303.390.5244
tami.lord@srsre.com

Erik Christopher
303.390.5252
erik.christopher@srsre.com

Jack Lazzeri
303.981.6521
jack.lazzeri@cushwake.com

SRSRE.COM

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