

**RETAIL FOR LEASE**



## **8700 WADSWORTH ARVADA, CO 80003**

### **Arbor Village 2**

Located at the busy intersection of 87th Avenue and Wadsworth Boulevard in a strong retail corridor.

Wadsworth street visibility to the 53,000 vehicles that pass by daily.

Join Subway, Padela Nails, Outstanding Pet Servant & Freddy's Barbershop.

Shared access with Wendy's, Taco Bell, Larkburger and Tokyo Joe's.

**End-Cap Available  
4,800 SF**

**Unit F**

**\$15.00 PSF NNN**

**\$6,000.00 Rent  
+ \$2,868.00 CAM  
\$8,868.00 / Month**

### **PROPERTY STATISTICS**

<b>BUILDING</b>		<b>SITE</b>	
<b>SIZE</b>	10,800	<b>SITE SIZE</b>	42,819
<b>YOC</b>	1980	<b>PARKING</b>	2.68/1,000
<b>MATERIALS</b>	Masonry	<b>ZONING</b>	B-2
<b>CAM (2020)</b>	\$7.17	<b>TAXES (2020)</b>	\$32,311.72

**FOR MORE INFORMATION, PLEASE CALL:  
John V. Propp, CCIM—303-692-1816  
6565 S. Dayton St., Suite 3000  
Greenwood Village, CO 80111  
john@johnproppcommercial.com  
learn more at [www.JohnProppCommercial.com](http://www.JohnProppCommercial.com)**



**John Propp**  
COMMERCIAL GROUP



**8700 WADSWORTH, UNIT F  
ARVADA, CO 80003**



<b>DEMOGRAPHICS (2019)</b>			
<b><u>Radius</u></b>	<b><u>1-Mile</u></b>	<b><u>3-Mile</u></b>	<b><u>5-Mile</u></b>
<b>Population</b>	<b>16,377</b>	<b>113,419</b>	<b>303,746</b>
<b>Households</b>	<b>7,366</b>	<b>44,524</b>	<b>117,954</b>
<b>Median Income</b>	<b>\$66,071</b>	<b>\$75,431</b>	<b>\$69,608</b>



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