



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
\$12.00 PSF NNN
\$4,800.00 Rent
+ \$2,916.00 CAM
\$7,716.00 / Month

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	10,800	SITE SIZE	42,819
YOC	1980	PARKING	2.68/1,000
MATERIALS	Masonry	ZONING	B-2
CAM (2021)	\$7.29	TAXES (2020)	\$32,311.72

FOR MORE INFORMATION, PLEASE CALL:
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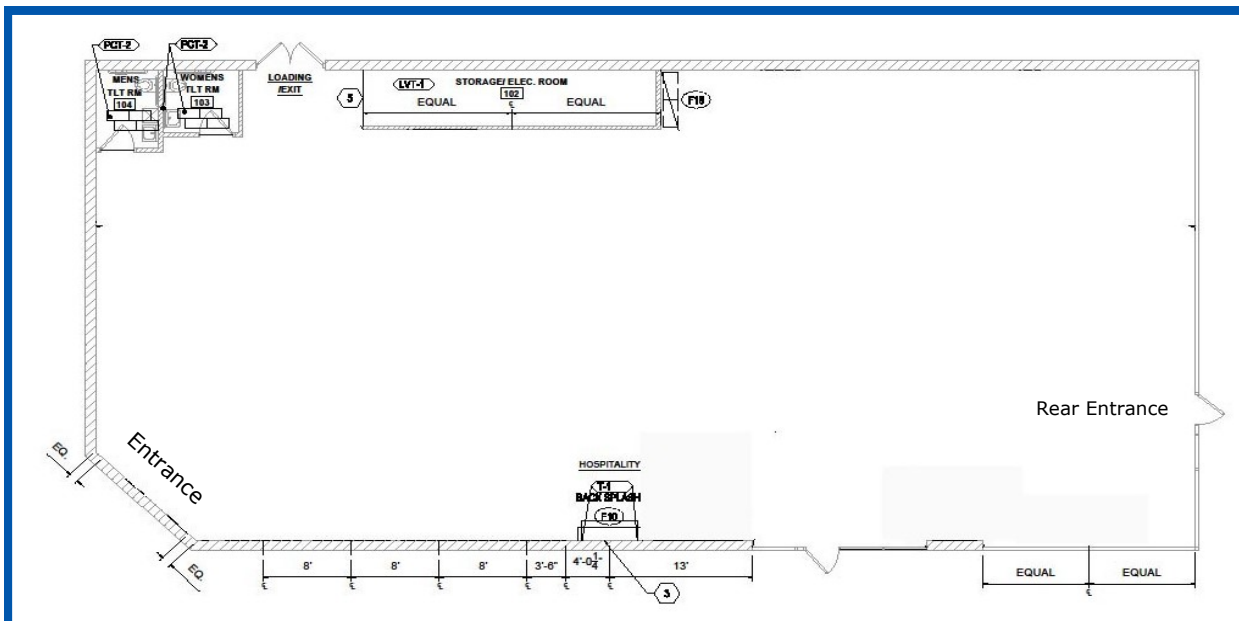


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DEMOGRAPHICS (2020)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	16,614	114,152	305,082
Households	7,498	44,874	118,599
Median Income	\$71,616	\$79,050	\$73,184



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.