

CONTACT BROKERS FOR PRICING

Colliers

Jason Kinsey 303-283-4598

Jason.Kinsey@Colliers.com

Brady Kinsey 720-833-4618 Brady.Kinsey@Colliers.com Lance Eberhard 720-833-4636

Lance.Eberhard@Colliers.com

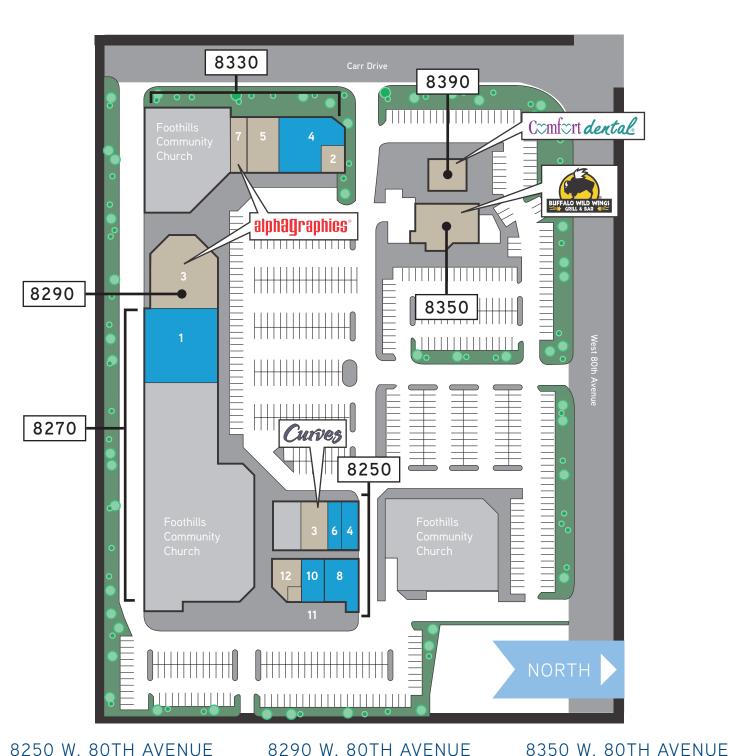




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8250 W. 80TH AVENUE

4	AVAILABLE	1,100 SF
6	AVAILABLE	1,322 SF
8	AVAILABLE	2,355 SF
10	AVAILABLE	1,730 SF
11	Ace Auto Sales	
12	Family Recovery Center	

8270 W. 80TH AVENUE

1 AVAILABLE (divisible) 9,240 SF

8290 W. 80TH AVENUE

Buffalo Wild Wings

Comfort Dental

8390 W. 80TH AVENUE

3 Alphagraphics

8330 W. 80TH AVENUE

2 Arvada Barre Belle

4 AVAILABLE 4,919 SF

5 America's Best Martial Art

7 Alphagraphics

SITE INFORMATION:

Available: 1,100 - 9,240 SF

Contact broker for pricing Lease Rate:

NNN: \$5.35/SF









HIGHLIGHTS:



Dense retail intersection with high traffic counts





DEMOGRAPHICS:

ESRI 2017 Estimates

TRAFFIC COUNTS:

W. 80th Ave. West of Carr Dr.: 31,400 VPD

W. 80th Ave. East of Carr Dr.: 18,000 VPD

EPSI 2017 Estimates