



MEADOWS CENTRE

FOR LEASE

SEC 80th Ave. & Carr Dr. | Arvada, CO 80005

Available SF: 1,100-9,240 SF



CONTACT BROKERS FOR PRICING



Jason Kinsey
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Lance Eberhard
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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.

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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
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8290 W. 80TH AVENUE

3	Alphagraphics
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8330 W. 80TH AVENUE

2	Arvada Barre Belle
4 AVAILABLE	4,919 SF
5	America's Best Martial Art
7	Alphagraphics

8350 W. 80TH AVENUE

	Buffalo Wild Wings
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8390 W. 80TH AVENUE

	Comfort Dental
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SITE INFORMATION:

Available:	1,100 - 9,240 SF
Lease Rate:	Contact broker for pricing
NNN:	\$5.35/SF



HIGHLIGHTS:



Dense retail intersection with high traffic counts



Prominent monument signage available



National credit tenants

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	14,411	123,257	290,932
Daytime Population	10,112	87,355	227,187
Avg. HH Income	\$86,425	\$81,972	\$81,107

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