

RETAIL SPACE > FOR LEASE

ARBOR VILLAGE PHASE II

7270-7430 W. 88th Ave. | Arvada, CO 80021



JASON F. KINSEY
303 283 4598
jason.kinsey@colliers.com

BRADY KINSEY
720 833 4618
brady.kinsey@colliers.com

Information

Total Available: 1,418 - 13,500 SF
 Lease Rate: Contact Broker
 NNN: \$8.05/SF

Highlights

- Located in a dense retail intersection
- High traffic counts
- Excellent visibility to West 88th Avenue
- Easy access in and out of center

Demographics

	1 Mile	3 Miles	5 Miles
Total Population	16,617	114,543	309,205
Daytime Population	13,284	82,595	240,874
Avg. HH Income	\$74,633	\$86,523	\$83,428

ESRI 2018 Estimates

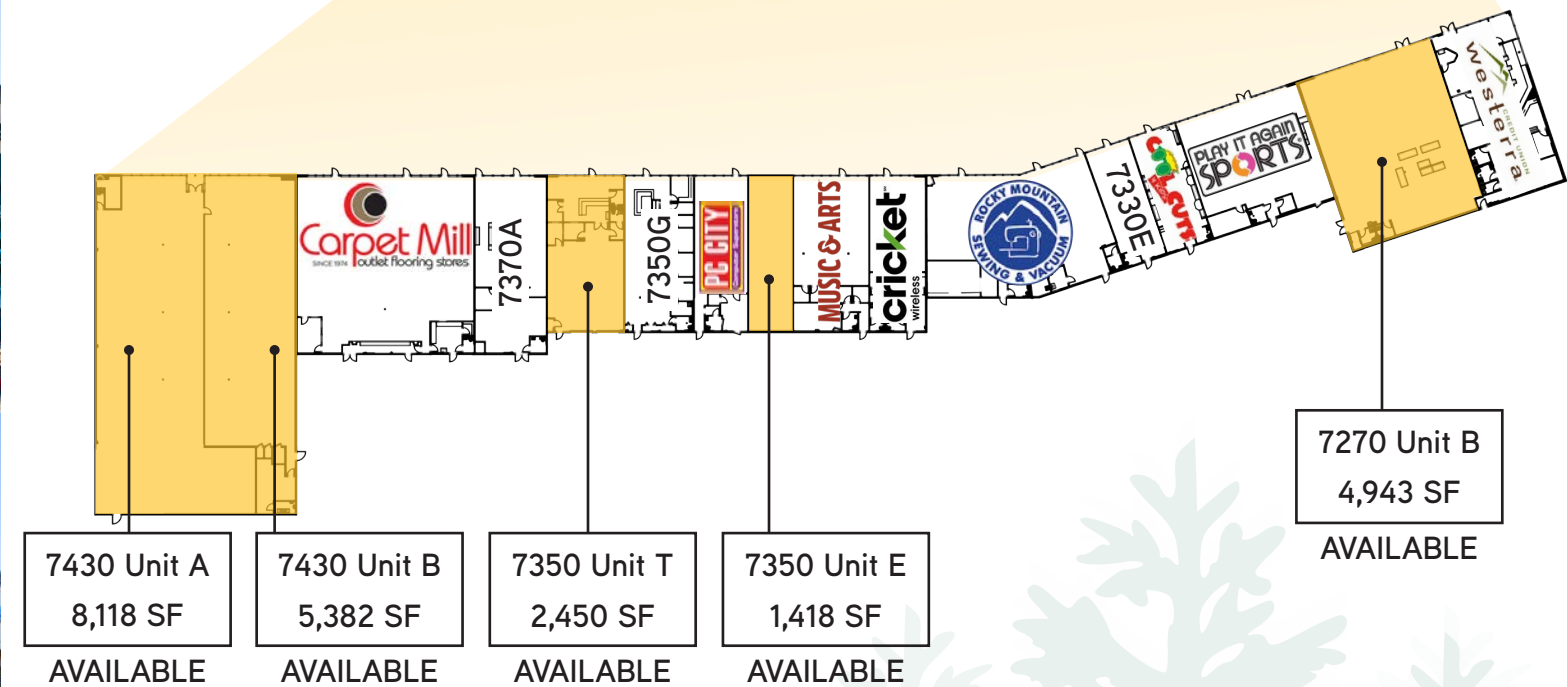
Traffic Counts

Wadsworth Blvd. North of W. 88th Ave.:	51,000 VPD
Wadsworth Blvd. South of W. 88th Ave.:	41,100 VPD
W. 88th Ave. East of Wadsworth Blvd.:	20,920 VPD
W. 88th Ave. West of Wadsworth Blvd.:	20,831 VPD

MPSI 2017 Estimates



Site Plan



Tenant Roster

- » 7270A Westerra Credit Union
- » 7330A Play It Again Sports
- » 7330D Cool Cuts For Kids
- » 7330E Tracy's Place
- » 7330J Rocky Mountain Sewing & Vacuum
- » 7350A PQH Wireless
- » 7350B Music & Arts
- » 7350G Wilson Chiropractic
- » 7350H PC City
- » 7370A Wild Birds Unlimited
- » 7370B Carpet Mills