

FOR LEASE:

RETAIL END CAP - FORMER SALON SPACE

7985 Allison Way, Arvada, CO 80005



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7985 ALLISON WAY
ARVADA, CO 80005



LEASE RATE
\$17.00/SF NNN



AVAILABLE SPACE
1,360 SF



BUILDING SIZE
7,600 SF



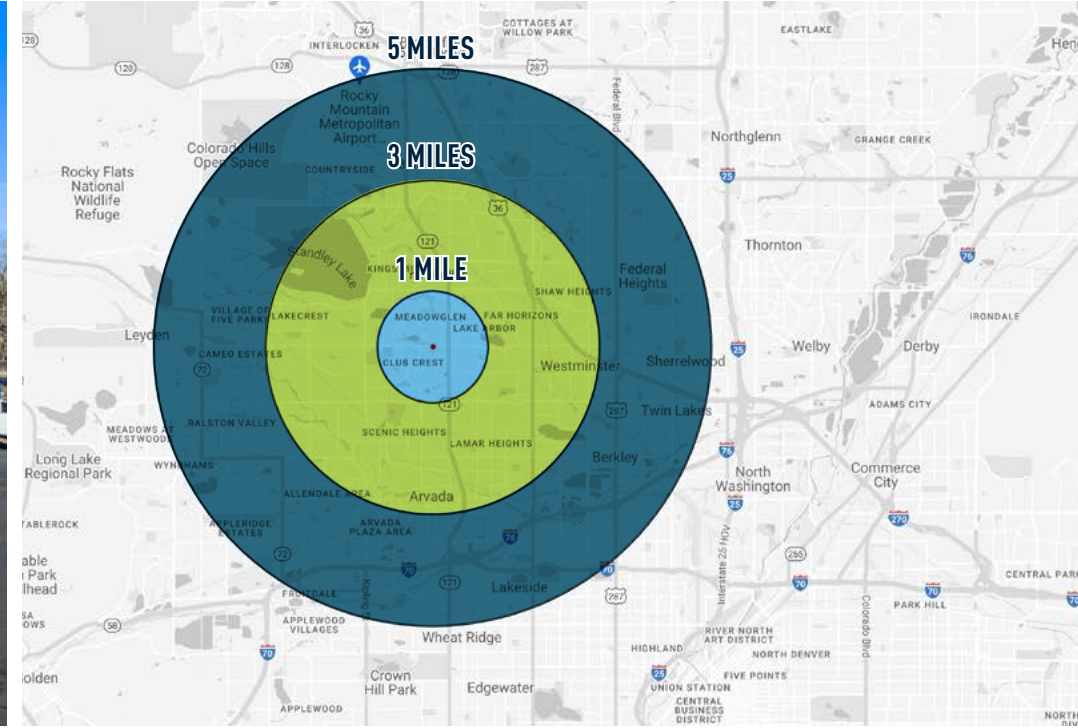
PARKING RATIO
3.95/1,000 SF



YEAR BUILT
1997



PROPERTY HIGHLIGHTS




- End-cap unit currently built-out as a salon
- Retail center shadow-anchored by Target
- Nearby to a variety of retail and food users
- Just east of Wadsworth Boulevard and W 80th Avenue intersection
- Easy access to Wadsworth Boulevard and Highway 36

	1 MILE	3 MILES	5 MILES
POPULATION			
2028 Projection	12,397	116,049	294,053
2023 Estimate	13,322	120,396	299,225
Growth 2010-2020	0.0%	0.3%	1.0%
Average Household Size	2.4	2.4	2.5
Median Age	40.8	39.0	37.8
2023 Avg Household Income	\$144,198	\$131,501	\$126,514
EMPLOYMENT			
Businesses	540	4,860	12,938
Employees	4,446	36,827	103,621

SOUTH-EAST FACING RETAIL

DOWNTOWN DENVER
20 minutes



 **56,000**
Vehicles Per Day

 **66,000**
Vehicles Per Day

 **19,000**
Vehicles Per Day

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