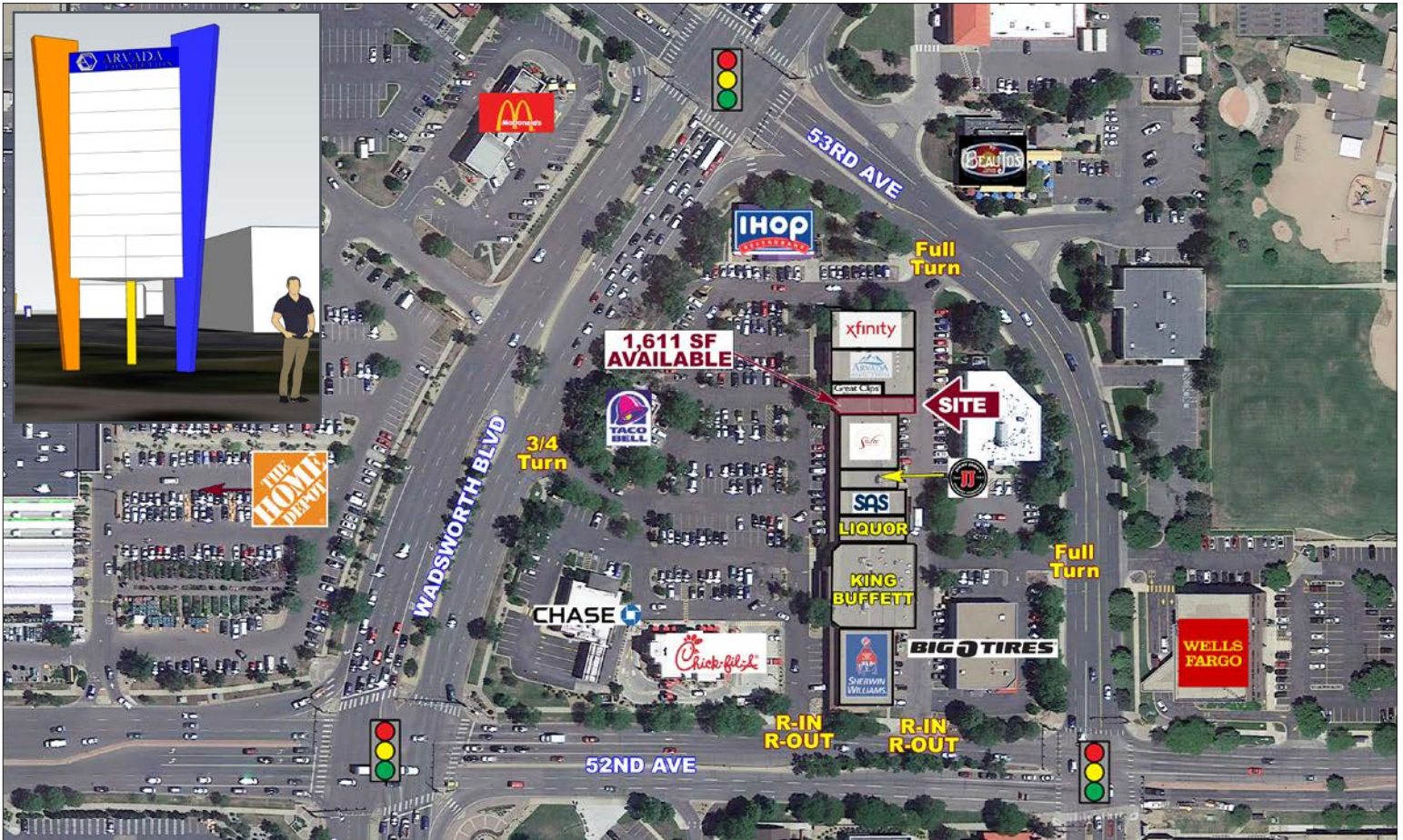


REDEVELOPMENT OF 52ND & WADSWORTH

52ND AVENUE & WADSWORTH BOULEVARD | ARVADA, COLORADO



INFORMATION

- 1,611 SF of inline space available
- Shadow anchored by Costco, Home Depot, Lowe's, Sam's Club, Ulta, PetSmart, Michaels & Floor & Decor
- Remodel of shopping center underway
- New monument signage on Wadsworth Blvd maximizes visibility to 76,074 vpd
- Strong demographics (133,223 Pop. / \$88,029 HHI.) with substantial renovation/redevelopment in neighboring residential communities (See Olde Town Arvada)

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE	5 MILE
Est. Population	10,818	56,158	133,223	368,923
Avg Household Inc	\$69,204	\$79,761	\$88,029	\$88,345
Employees	9,393	27,888	50,331	205,215
Businesses	1,112	3,517	6,317	20,286

Demographics Source: Applied Geographic Solutions 2018

TRAFFIC COUNTS Source: DRCOG 2017, '2013

On Wadsworth Blvd south of 52nd Ave	76,074 cars/day
On 52nd Ave east of Wadsworth Blvd	12,430 cars/day ¹

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