

For Sale

Highly Visible Corner
Retail Pad Site



6400 Wadsworth Boulevard

Arvada, Colorado 80003

Property Overview

- Corner retail pad site in busy Fairlanes Shopping Center available for sale
- Pad would be between 15,000-20,000 SF to accommodate a 2,500 SF restaurant with drive-thru
- Great opportunity to join diverse mix of tenants as 131,467 SF shopping center is 95% leased
- High traffic intersection offers excellent exposure to over 55,000 daily cars
- Close proximity to Olde Town Arvada, I-70, & I-76
- Strong area growth and population

Sale Price: \$600,000 (\$30/SF)

Property Facts

Lot Size:	0.46 AC (20,000 SF)
Zoning:	B2
Frontage:	134' on Wadsworth
Parking Ratio:	5.20/1,000

For more information:

Jake Malman

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Sandy Feld

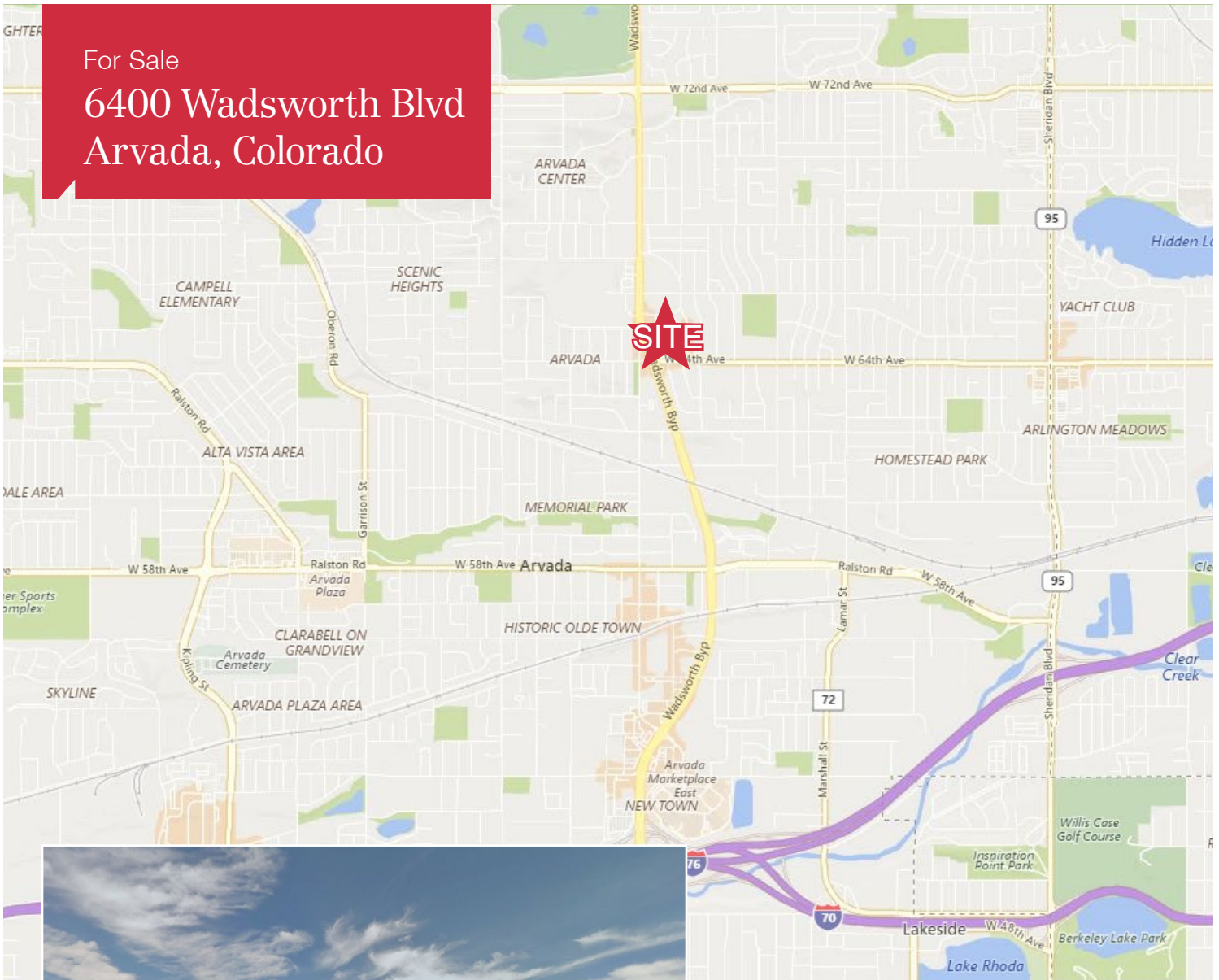
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6400 Wadsworth Blvd
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Traffic Counts

	Vehicles/Day
Wadsworth Blvd @ 64th Ave	55,000
Sheridan Blvd @ 64th Ave	41,000
I-70 @ Wadsworth Blvd	146,000

*Source: SitesUSA

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Demographics

	1 Mile	3 Mile	5 Mile
Population	16,244	129,761	326,204
Average Household Income	\$69,812	\$70,855	\$78,667
Daytime Population	4,979	42,087	114,554

*Source: SitesUSA

