

THE SHOPS ON WADSWORTH RETAIL SPACE FOR LEASE

6618-6680 WADSWORTH BLVD. ARVADA • COLORADO 80003

PARKING RATIO	5.8/1000 SF
CENTER SIZE	28,172 SF
AVAILABLE SPACE	1,192-9,274 SF
LEASE RATE	\$19.75/SF NNN
EST. NNN EXPENSES	\$7.75/SF

NEW OWNERSHIP – IMPROVEMENTS COMING 2024

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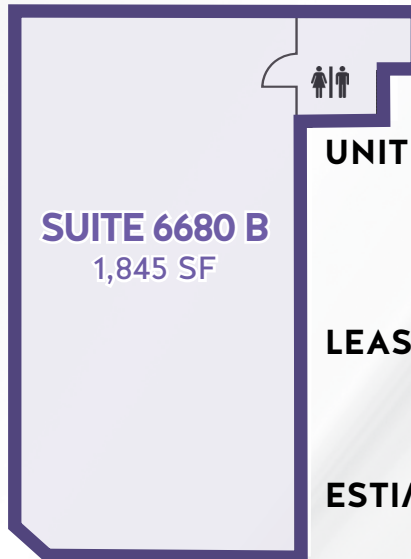
navpoint
REAL ESTATE GROUP

RETAIL SPACE FOR LEASE

THE SHOPS ON WADSWORTH

RETAIL SPACE 6680 B

RETAIL SPACE 6680 C*




SUITE 6680 B
1,845 SF

UNIT SIZE
1,845 SF

LEASE RATE
\$19.75/SF

ESTIMATED NNN
\$7.75/SF NNN



SUITE 6680 C
2,034 SF

UNIT SIZE
2,034 SF

LEASE RATE
\$19.75/SF

ESTIMATED NNN
\$7.75/SF NNN

AVAILABLE
JUNE 1, 2024

**SIGNIFICANT
TI
ALLOWANCE
AVAILABLE***



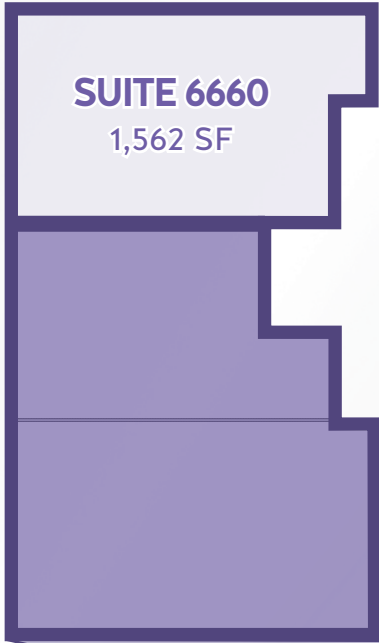
*** Showings need to be set up via appointment - DO NOT DISTURB TENANT**

***WITH QUALIFIED LEASE**

RETAIL SPACE FOR LEASE

THE SHOPS ON WADSWORTH RETAIL SPACE 6642

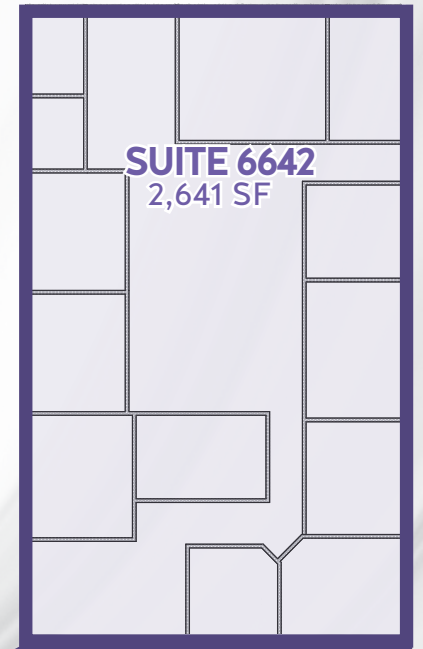
RETAIL SPACE 6660



UNIT SIZE
1,562 SF

LEASE RATE
\$19.75/SF

ESTIMATED NNN
\$7.75/SF NNN



UNIT SIZE
2,641 SF

LEASE RATE
\$19.75/SF

ESTIMATED NNN
\$7.75/SF NNN

**SIGNIFICANT
TI
ALLOWANCE
AVAILABLE***



***WITH QUALIFIED LEASE**

RETAIL SPACE FOR LEASE


THE SHOPS ON WADSWORTH

RETAIL SPACE 6626

UNIT SIZE

1,192 SF

LEASE RATE

\$19.75/SF

ESTIMATED NNN

\$7.75/SF NNN

SUITE 6626
1,192 SF

**SIGNIFICANT
TI
ALLOWANCE
AVAILABLE***



***WITH QUALIFIED LEASE**

6618-6680 WADSWORTH BLVD ARVADA, CO

2024 IMPROVEMENTS UNDERWAY

NEW SIGNAGE PROGRAM



NEW HVAC

NEW PARKING LOT

MONUMENT SIGN
RENOVATION

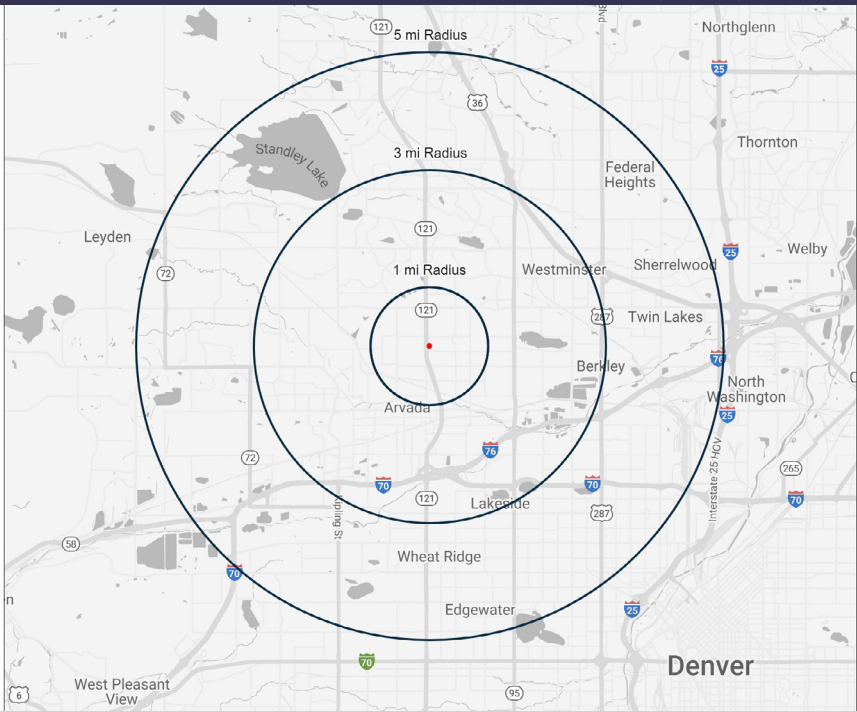
LANDSCAPING
RENOVATIONS

NEW HVAC

NEW PARKING LOT

DISC GOLF

PROPERTY LOCATION AND DEMOGRAPHICS



1 MILE 3 MILES 5 MILES

POPULATION

2028 Projection	14,479	119,528	310,367
2023 Estimate	15,573	126,111	318,678
2020 Census	15,833	127,111	321,427
Median Age	41.4	38.8	38.4
Avg Household Size	2.4	2.4	2.4
Avg Household Income	\$131,493	\$121,060	\$149,452

EMPLOYMENT

Businesses	437	5,953	15,063
Employees	2,770	43,969	110,196

- HIGH DAILY TRAFFIC VOLUMES
- WHITE BOX SPACE
- NEAR DENSELY POPULATED AREA
- AMPLE PARKING



➤ 6618-6680 WADSWORTH BLVD ARVADA, CO