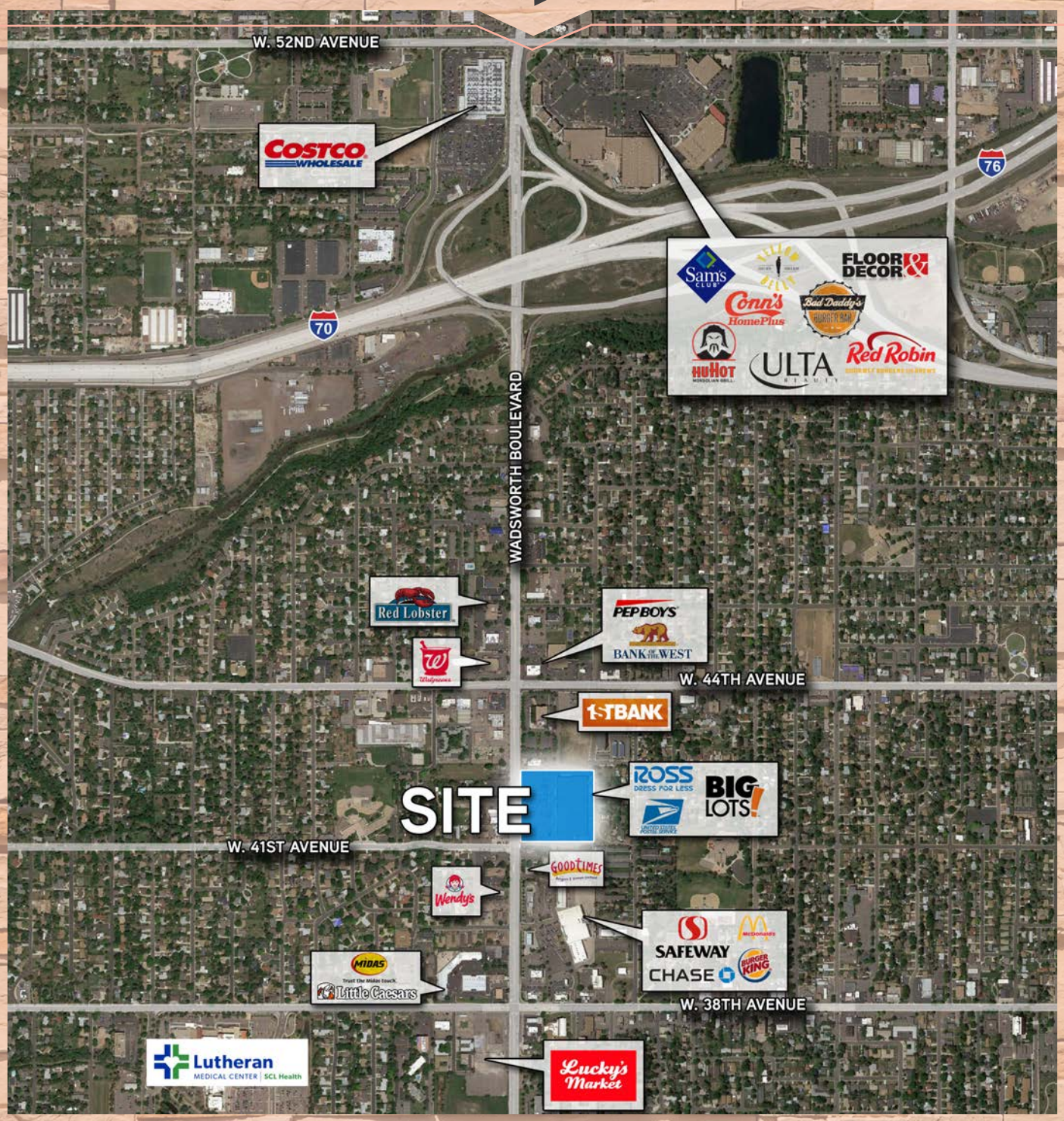


TIME SQUARE
SHOPPING CENTER



4230 WADSWORTH BLVD.
WHEAT RIDGE, CO 80033



Jason F. Kinsey
303 283 4598
jason.kinsey@colliers.com

Brady Kinsey
720 833 4618
brady.kinsey@colliers.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

RETAIL SPACE > FOR LEASE



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TOTAL
AVAILABLE

16,256–28,140 SF

LEASE
RATE

CONTACT BROKER

NNN

\$2.79/SF



Located just northeast of new
mixed-use development and
Exempla Lutheran Medical Center



High population & traffic counts



Successful national co-tenants



TRAFFIC COUNTS

43,000 VPD

Wadsworth Boulevard South of W. 44th Avenue

44,500 VPD

Wadsworth Boulevard North of W. 38th Avenue

MPSI 2016 Estimates

DEMOGRAPHICS

Population

1 MILE	3 MILES	5 MILES
12,493	129,638	347,649

Average HH Income

\$64,193	\$71,370	\$76,971
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Daytime Population

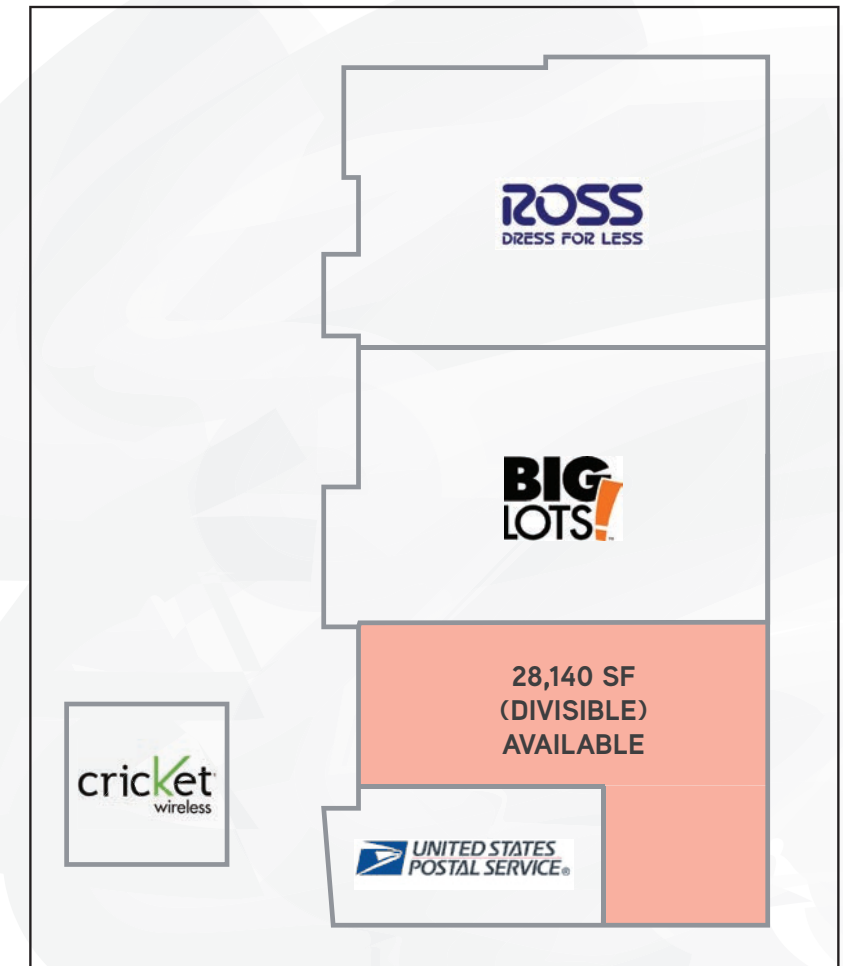
14,182	119,701	389,579
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ESRI 2017 Estimates



Wadsworth Boulevard

West 44th Avenue



TIME SQUARE SHOPPING CENTER

