

7270-7430 W 88th Avenue  
Arvada, CO 80439



## Arbor Village Phase II

### Space Available:

Suite 7330E/G 1,710 SF  
Suite 7350T 2,450 SF  
Suite 7430B 6,750 SF

### Lease Rate:

\$14.00-17.00 /SF/YR + NNN

### Estimated NNN's:

\$8.42/SF

## Retail Space For Lease

### Property Highlights:

- Located in high-traffic Wadsworth retail corridor
- 2011 renovation: new façade, parking lot & property signage
- Nearby national retailers include Toys R Us, The Home Depot, Bed Bath & Beyond, Ross Dept Store, Burlington Coat Factory
- Wadsworth Ave: 53,048 VPD; 88th Ave: 20,920 VPD

Demographics:	1 Mile	3 Miles	5 Miles
Est 2013 Population:	14,634	114,114	289,963
HH Estimate:	6,375	44,766	112,643
Median Household Income:	\$ 65,074	\$ 70,581	\$ 69,056

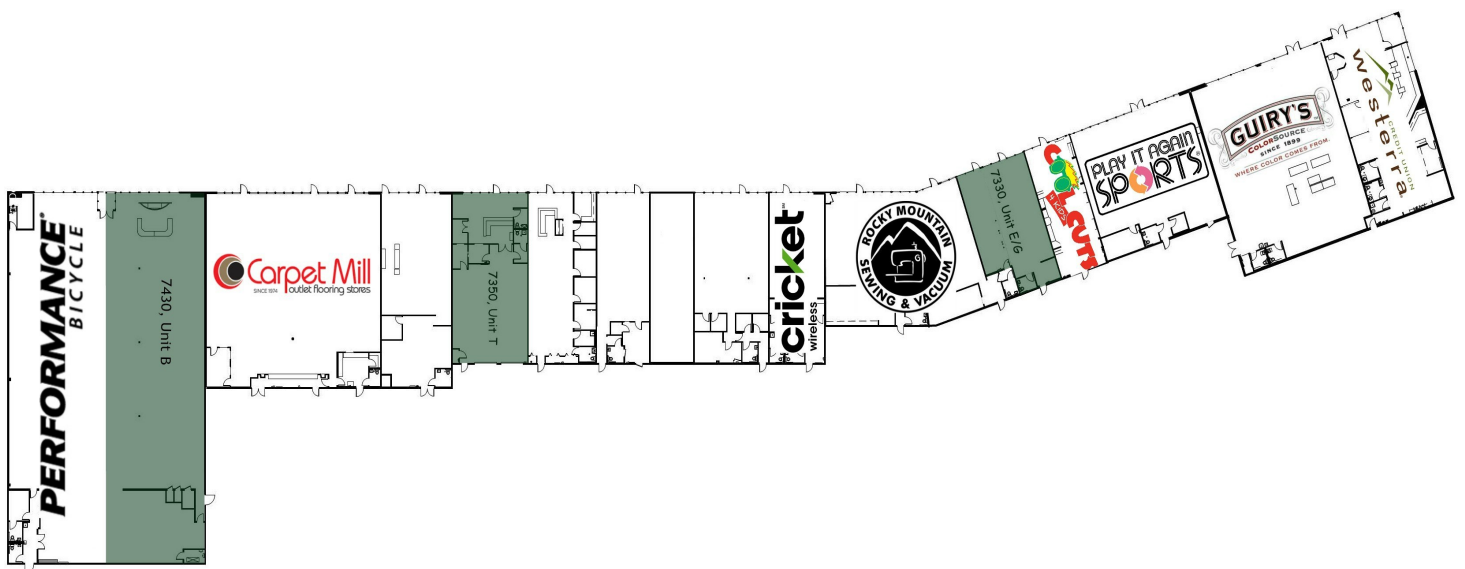


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