

For Lease

Highly Visible Retail Wadsworth & Ralston



7355 Ralston Road

Arvada, Colorado 80246

Property Overview

- 1,370 SF retail space available for lease
- Ideal location at Wadsworth Boulevard & Ralston Road, blocks from Olde Town Arvada
- Abundant on-site parking for customers and employees
- Prominent signage along Wadsworth Blvd
- Surrounded by multiple national tenants including Home Depot, Wells Fargo, 7/11, and more
- Strong growth in area population and demographics
- Quick, easy access to I-70 & I-76

Lease Rate: \$18.00/SF NNN

Property Facts

Available SF:	1,370 SF
Building SF:	17,142
Year Built:	1984
Parking Ratio:	5.25/1,000
Lot Size:	1.84 AC (80,337 SF)
NNN Expenses:	\$9.70/SF

For more information:

Dax Gitcho

303 565 3041

dgitcho@shamesmakovsky.com

1400 Glenarm Place, Suite 100

Denver, CO 80202

303 534 5005

naishamesmakovsky.com

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Traffic Counts

Vehicles/Day

Wadsworth @ Ralston Rd	56,000
Ralston Rd @ Wadsworth	3,000
Teller St @ Ralston Rd	12,683

*Source: CoStar

Demographics

	1 Mile	3 Mile	5 Mile
Population	13,086	127,447	347,676
Average Household Income	\$75,627	\$84,418	\$89,562
Daytime Population	4,831	43,094	140,624

*Source: LandVision

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