

For more information:

Sandy Feld

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Jake Malman

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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

1400 Glenarm Place, Suite 100 Denver, CO 80202 303 534 5005

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Fairlanes Shopping Center

6400-6530 Wadsworth Boulevard | Arvada, Colorado 80003

Property Overview

- Diverse mix of tenants offering customers everything from personal/professional services to fitness/healthcare
- Monument signage available to larger tenants
- Ample customer and employee parking
- Prime Arvada location provides great access by car, public transportation, and foot traffic
- Turn-key school/studio/salon spaces
- Multiple sizing options available

Lease Rates

6510-100	8,500 RSF	\$9.00-\$11.00/SF NNN
6530-255	2,100 RSF	\$12.00-\$14.00/SF NNN

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Property Facts

For Lease

Available SF:	10,600 SF
Total Building SF:	131,467 SF
Parking Ratio:	5.20/1,000 SF
Year Built / Renov.:	1985
NNN Expenses:	\$3.72/SF (2017)

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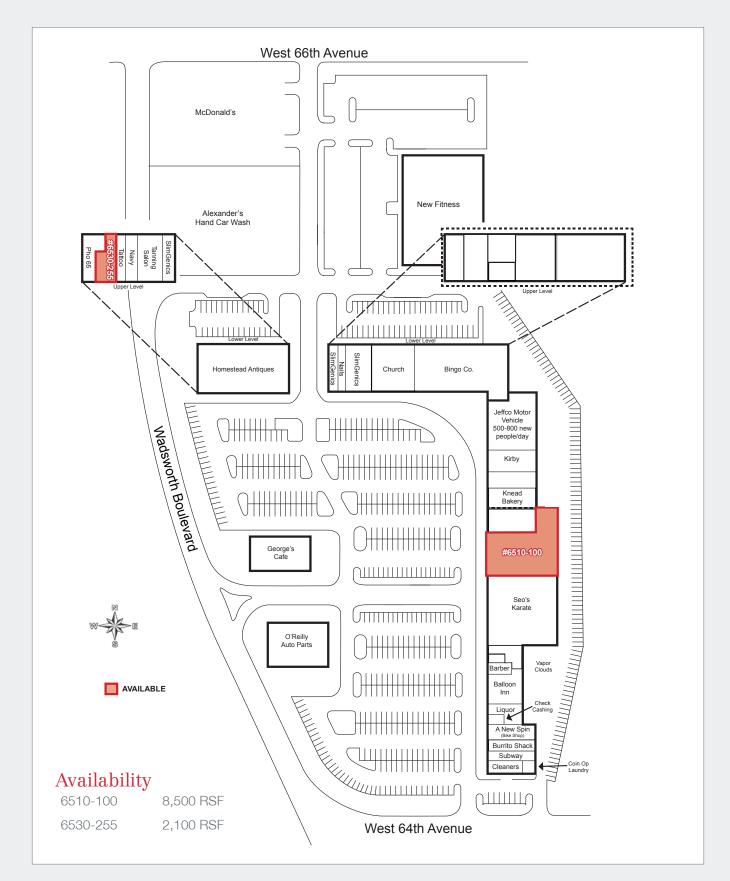
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For Lease

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Arvada, Colorado

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