

For Lease
 6400-6530 Wadsworth
 Arvada, Colorado



SITE



Traffic Counts	Vehicles/Day
Wadsworth Blvd & W 64th Ave	55,000
Sheridan Blvd & W 64th Ave	41,000
I-70 & Wadsworth Blvd	146,000

*Source: SitesUSA

For more information:

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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
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For Lease
 Arvada Retail Center
 Prime Location



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

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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