



NewMark Merrill MOUNTAIN STATES

NewMark Merrill
MOUNTAIN STATES

When you love shopping centers it shows...



LOCATED ON THE NORTH EAST QUADRANT OF I-70 AND WADSWORTH BOULEVARD, ARVADA, CO

SUPERCUTS



SKY ZONE



YELLOWBELLY
Natural Chicken. Fresh Sides.



Project Size:
Demographics:

Approximately 141,098 Sq. Ft. of Retail



Population*

3 Mile.....123,663
5 Miles.....341,594



Traffic Count *

52nd Ave.....26,290
Wadsworth Blvd.....71,400
I-70.....137,000



Household Income*

3 Mile.....\$68,667
5 Miles.....\$71,766

- Turnkey school/office suite available
- Regional trade area includes Costco, Home Depot, Lowes & Sam's Club.
- More than 200,000 vehicles per day travel the Wadsworth Ave., I-70 and I-76, drawing customers over 20 miles.
- Shadow Anchored by Sam's Club
- Densely populated 3-mile radius of over 123,000 with an average household income of \$68,667.



*Estimates are based on 2018 demographics for population and average income per household. The information contained here in is not guaranteed and should be independently verified.

For additional information please contact:

Ross Carpenter | rcarpenter@newmarkmerrill.com

NewMark Merrill Mountain States | 630 15th Avenue, Suite 100 | Longmont CO 80501

Office 720.438.2504 | Cell 303.570.5171

www.newmarkmerrill.com



For additional information please contact:

Ross Carpenter | rcarpenter@newmarkmerrill.com
 NewMark Merrill Mountain States | 630 15th Avenue, Suite 100 | Longmont, CO 80501
 Office 720.438.2504 | Fax 720.438.2509