



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

































Project Size: **Demographics:** 



Population\* 3 Mile.....123,663 5 Miles....341,594

Approximately 141,098 Sq. Ft. of Retail

Traffic Count \*





Household Income\*

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

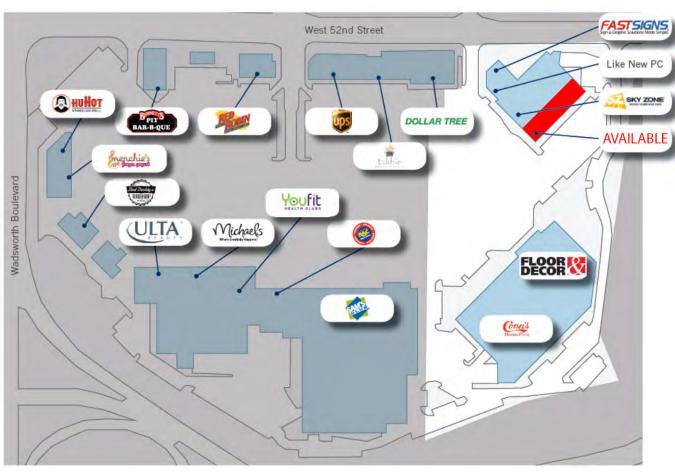
- Turnkey school/office suite available
- \*Regional trade area includes Costco, Home Depot, Lowes & Sam's Club.
- More than 200,000 vehicles per day travel the Wadsworth Ave., I-70 and I-76, drawing customers over 20 miles.
- Shadow Anchored by Sam's Club
- Densely populated 3-mile radius of over 123,000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

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