MALY
COMMERCIAL REALTY, INC

RETAIL PROPERTY FOR LEASE

# SHOPPES AT ARVADA-UNIT 3

5324 WADSWORTH BLVD, ARVADA, CO 80002

GINA RENDE
GINA@MALYREALTY.COM
O: 573.443.3200
C: 314.477.4462

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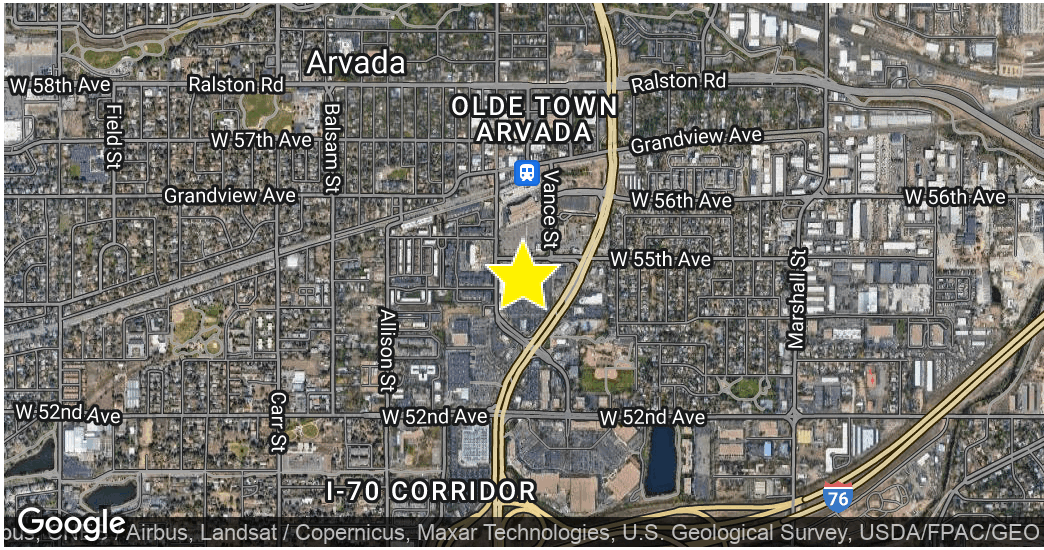


## OFFERING SUMMARY

| | |
|---|---|
| Lease Rate: | Email for Pricing: gina@malyrealty.com |
| Available SF: | 1,807 SF |
| Year Built: | 2007 |
| Zoning: | MX-T |

## PROPERTY OVERVIEW

Retail space five minutes North of the I-70 Corridor at The Shoppes at Arvada.

## PROPERTY HIGHLIGHTS

- Rent on NNN Basis
- Formerly Zoomcare
- In-line with Chipotle and The Joint Chiropractic

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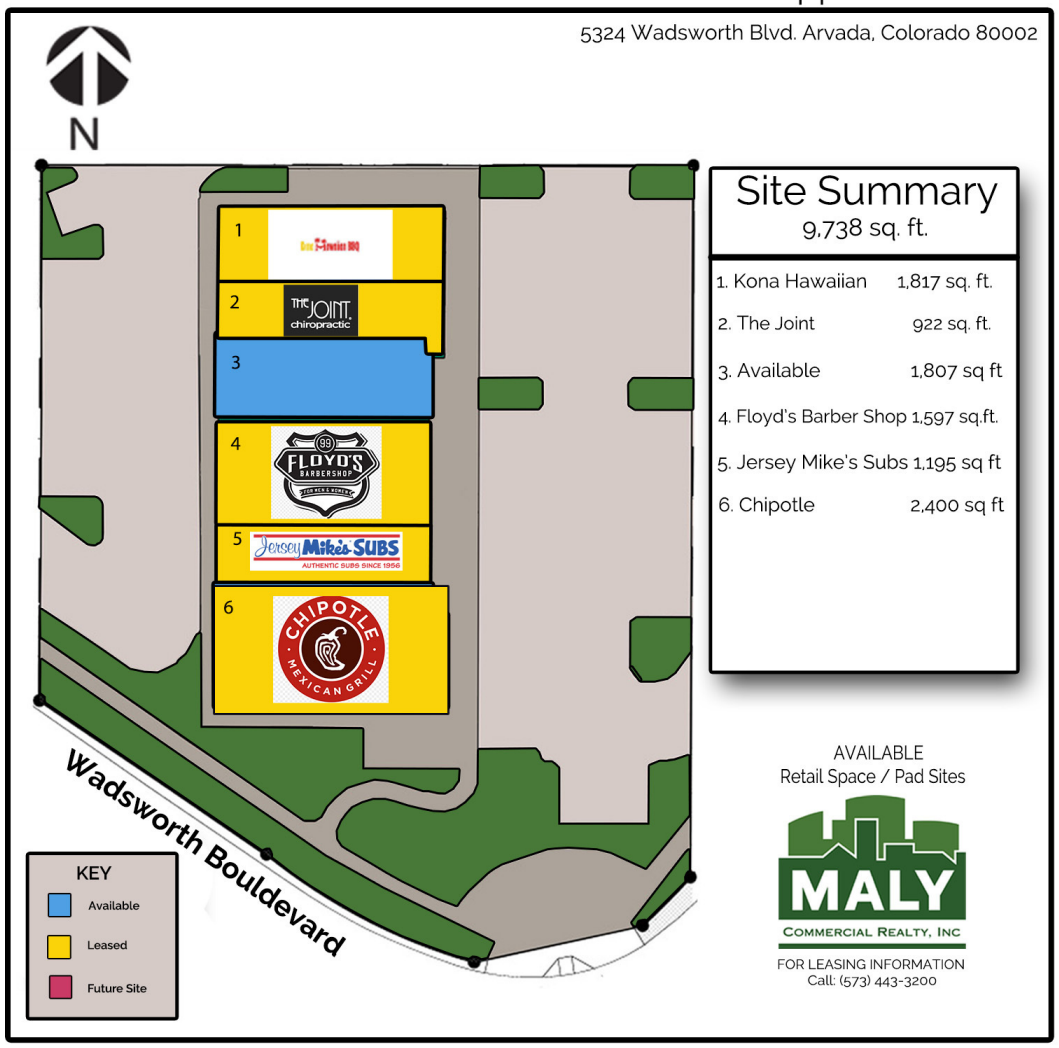


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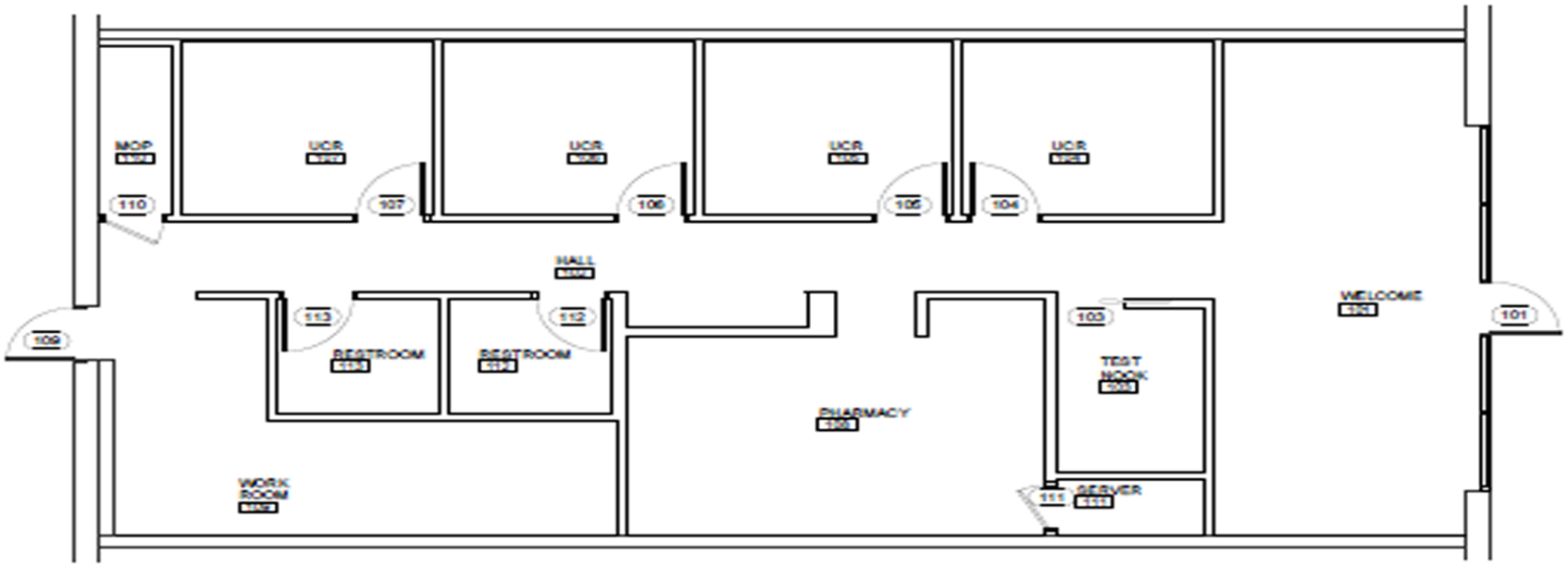


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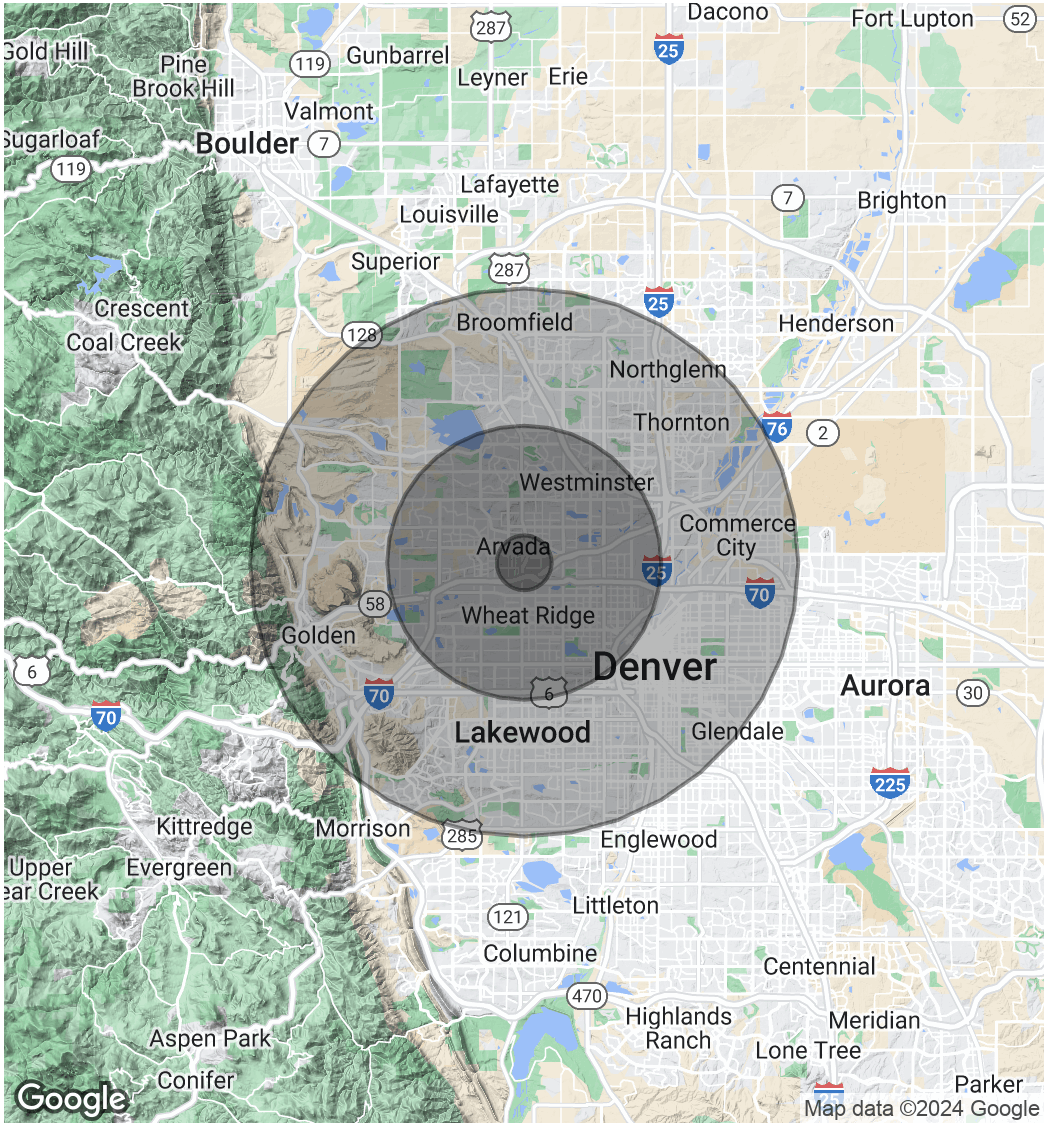
| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total Population | 161 | 21,701 | 34,057 |
| Average Age | 45.3 | 35.0 | 37.3 |
| Average Age (Male) | 39.8 | 32.4 | 36.1 |
| Average Age (Female) | 49.7 | 37.7 | 38.7 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---|---|---|---|
| Total Households | 79 | 10,011 | 15,566 |
| # of Persons per HH | 2.0 | 2.2 | 2.2 |
| Average HH Income | $57,673 | $47,785 | $54,265 |
| Average House Value | $175,453 | $103,149 | $126,358 |

*2020 American Community Survey (ACS)*

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