



Retail that resonates



NewMark Merrill
MOUNTAIN STATES



Located at the Northeast corner of Interstate 70 & Wadsworth Blvd. • Arvada, CO
www.newmarkmerrill.com



**DOWNTOWN
DENVER**

(100,891 VPD)



(91,162 VPD)



Wadsworth Blvd (71,677 VPD)



W 52nd Ave (12,430 VPD)



Prime Retail Space Available

at the NE corner of Interstate 70 and Wadsworth Blvd.

Located in one of the most dominant retail corridors in the West Denver metro area, Arvada Marketplace sits at the heavily-trafficked intersection of Wadsworth Blvd. and Interstates 70 & 76. The center has prominent frontage and premier visibility along three of Denver's main traffic arteries connecting DIA to the Mountains with highly visible to over 200,000 vehicles per day travelling along I70, I76, Wadsworth Blvd. and 52nd Ave.




sam's club

FLOOR DECOR &

FASTSIGNS

SKY ZONE **Conn's HomePlus**



365,435
POPULATION
IN 3-MILE RADIUS*

\$108,879
AVERAGE HH INCOME
IN 3-MILE RADIUS*

CARS PER DAY
98,893
I-70
78,770
Wadsworth Blvd

3,258,400
ANNUAL VISITS

151,170
SF OF RETAIL SPACE

*Estimates are based on 2022 demographics for population and average income per household. The information contained herein is not guaranteed and should be independently verified.



#	CO-LOCATED TENANTS	SF
A1	HuHot Mongolian Grill	6,000
A2	Elegant Nails	1,200
A3	Menchie's Frozen Yogurt	1,472
A4	Available	3,000
B1-B2	First Watch Daytime Cafe	3,619
B3	Bad Daddy's Burger Bar	3,626
C1	Cupbop Korean BBQ & Ramen	1,834
C2	Noodles & Company	4,380
D1	Amanda's Bridal	5,155
M16A	JM Kitchen & Bath	3,363
M16B	Five Below	11,152
M17A	Michael's	23,984
M17B	Ulta Beauty	10,413
M18A	Rent-A-Center	4,916
M18B	NextCare Urgent Care	4,830
M19	Sam's Club	142,491
M20	Pier 8 Seafood	6,054
M21	Red Robin	7,300
M22	UPS Store	1,600
M23	National Insurance	1,500
M24	Subway	1,230
M25	Cricket Wireless	1,350
M26	Kung Fu Tea	1,400
M28	Available	4,579
M29	Available	1,400
M30	Kid to Kid	4,760
M33	America's Best Optical	3,321



#	TENANT	SF	#	TENANT	SF
7320-A	Fastsigns of Arvada	4,603	7330-T	AVAILABLE	8,192
7320-D	Like New PC	1,393	7350-A	Floor & Decor	58,257
7330-A	Sky Zone	26,744	7350-B	Conn's HomePlus	42,000

When you love shopping centers, it shows.

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NOTE: This information is conceptual in nature and is subject to adjustments pending verification and Client, Tenant, and Government Agency approvals. No warranties or guaranties of any kind are given or implied by the Architect or Owner.

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