

TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	12,760	125,392	360,873
Average HH Income	\$112,142	\$129,929	\$135,768
Businesses	2,970	8,703	21,232
Employees	39,120	75,346	176,174

Source: Applied Geographic Solutions, 2025 Estimates

On Wadsworth Blvd north of W 55th Ave	52,235 Cars/day
On Wadsworth Blvd south of W 52nd Ave	63,866 Cars/day
On Interstate 70 west of Wadsworth Blvd	135,692 Cars/day
On Interstate 70 east of Wadsworth Blvd	79,919 Cars/day

Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT



WOODY BOYD
303.918.4216
woody@dhlb.com

CLICK HERE FOR
BROKER DISCLOSURE

AVAILABLE FOR LEASE

52ND & WADSWORTH

5220 WADSWORTH BOULEVARD - ARVADA, CO 80002



- High traffic premier retail.
- Great visibility.
- Arvada High School with 1,500 students and Arvada West High School with 1,700 students nearby.
- Dense residential and daytime populations.
- Great co-tenancy.
- Perfect for: vision, dental, light medical, specialty coffee, nails, smoothie/ice cream, dessert, and many more.
- **Contact Broker For Rates.**

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