

| TRADE AREA DEMOGRAPHICS                   |           |           |           | TRAFFIC COUNTS                        |            |
|-------------------------------------------|-----------|-----------|-----------|---------------------------------------|------------|
|                                           | 1 Mile    | 3 Mile    | 5 Mile    |                                       |            |
| Population                                | 14,991    | 119,569   | 311,697   | On Wadsworth Blvd north of W 80th Ave | 49,113 CPD |
| Average HH Income                         | \$122,861 | \$124,044 | \$123,560 | On Wadsworth Blvd south of W 80th Ave | 50,843 CPD |
| Businesses                                | 613       | 4,947     | 13,269    | On W 80th Ave east of Wadsworth Blvd  | 13,226 CPD |
| Employees                                 | 4,777     | 37,875    | 105,490   | On W 80th Ave west of Wadsworth Blvd  | 13,047 CPD |
| Source: Applied Geographic Solutions 2025 |           |           |           | Source: CDOT 2025                     |            |



FOR MORE INFORMATION, PLEASE CONTACT



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BROKER DISCLOSURE

# SMALL SHOP SPACE AT LAKE ARBOR CENTER AVAILABLE FOR LEASE

7561 W 80TH AVE - ARVADA, CO



- Safeway anchored shopping center.
- Great visibility and access from a high traffic intersection.
- Ample parking.
- Ideal for a variety of uses including medical, office, fitness, service retail, or specialty shop.
- Spaces available: 1,400-8,431 SF.
- 0.5 Acre Pad available for sale or ground lease.

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AVAILABLE FOR SALE/ GROUND LEASE

SMALL SHOP SPACE AT LAKE ARBOR CENTER

7561 W 80th Ave - Arvada, CO

| Suite | Tenant        | Size      |
|-------|---------------|-----------|
| 7503  | Rose Garden   | 1,400 SF  |
| 7505  | Arbor Nails   | 1,400 SF  |
| 7507  | AVAILABLE     | 2,100 SF  |
| 7515  | AVAILABLE     | 2,100 SF  |
| 7517  | Taekwon-Do    | 2,753 SF  |
| 7521  | AVAILABLE     | 1,431 SF  |
| 7523  | AVAILABLE     | 1,400 SF  |
| 7525  | AVAILABLE     | 1,400 SF  |
| 7527  | Action CPU    | 1,400 SF  |
| 7529  | AVAILABLE     | 1,400 SF  |
| 7547  | Goodwill      | 21,523 SF |
| 7561  | Safeway       | 57,917 SF |
| 7501  | PAD AVAILABLE | 0.5 Acres |

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