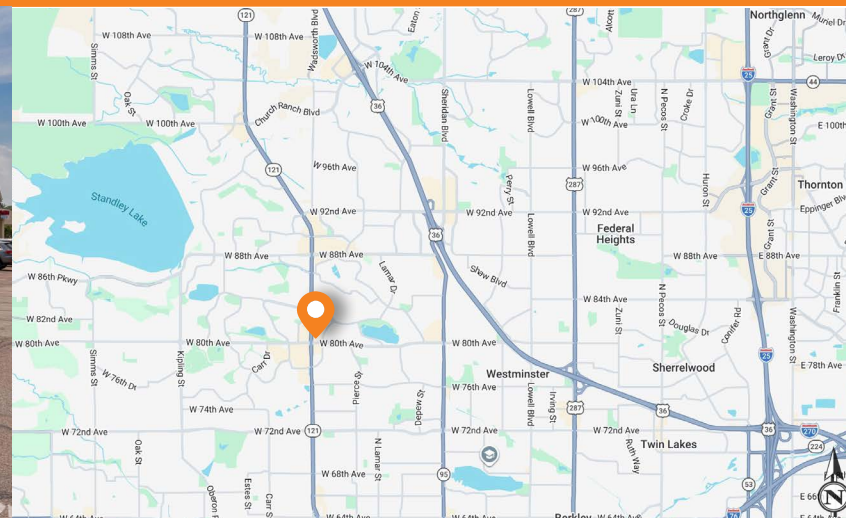


LAKE ARBOR CENTER

7561 W 80TH AVE - ARVADA, CO



FOR LEASE

AVAILABLE

- SUITE 7507 - 2,100 SF
- SUITE 7515 - 2,100 SF
- SUITE 7517 - 2,753 SF
- SUITE 7521 - 1,431 SF
- SUITE 7523 - 1,400 SF
- PAD 7501 - 0.5 AC SF

PROPERTY HIGHLIGHTS

- 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: 1,400-9,825 SF.
- 0.5 Acre Pad available for sale or ground lease.

TRAFFIC COUNTS

On Wadsworth Blvd north of W 80th Ave 49,113 CPD

On Wadsworth Blvd south of W 80th Ave 50,843 CPD

On W 80th Ave east of Wadsworth Blvd 13,226 CPD

On W 80th Ave west of Wadsworth Blvd 13,047 CPD

Source: CDOT 2026

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	14,991	119,569	311,697
AVERAGE HH INCOME	\$122,861	\$124,044	\$123,560
BUSINESSES	613	4,947	13,269
EMPLOYEES	4,777	37,875	105,490

Source: Applied Geographic Solutions, 2026

KEN HIMEL

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LAKE ARBOR CENTER

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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	AVAILABLE	2,753 SF
7521	AVAILABLE	1,431 SF
7523	AVAILABLE	1,400 SF
7525	Mr. Tobacco Vape	1,400 SF
7527	Action CPU	1,400 SF
7529	UPS	1,400 SF
7547	Goodwill	21,523 SF
7561	Safeway	57,917 SF
7501	PAD AVAILABLE	0.5 Acres



LAKE ARBOR CENTER

7561 W 80TH AVE - ARVADA, CO

dhlb
RETAIL BROKERAGE





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