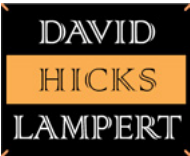


TRADE AREA DEMOGRAPHICS				TRAFFIC COUNTS	
	1 Mile	3 Mile	5 Mile		
Population	14,991	119,569	311,697	On Wadsworth Blvd north of W 80th Ave	49,113 CPD
Average HH Income	\$122,861	\$124,044	\$123,560	On Wadsworth Blvd south of W 80th Ave	50,843 CPD
Businesses	613	4,947	13,269	On W 80th Ave east of Wadsworth 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



PETER THORNE
303.720.1860
peter.thorne@dhlb.com

PHILIP HICKS
303.694.6082
phil@dhlb.com

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BROKER DISCLOSURE

SMALL SHOP SPACES 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, and food.
- Spaces available: 1,400-8,431 SF.
- 0.5 Acre Pad available for sale or ground lease.

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SMALL SHOP SPACES AT

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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www.dhlb.com

