



For Lease  
 1,066-12,126 SF  
 Arvada Retail Center  
 Prime Location



# Fairlanes Shopping Center

6400-6530 Wadsworth Boulevard | Arvada, Colorado 80003

### Property Overview

- Diverse mix of tenants offering wide variety of personal & professional services to fitness & healthcare
- Monument signage
- Ample customer and employee parking
- Prime Arvada location provides great access by car, public transportation, and foot traffic

### Property Facts

Available SF:	12,126 SF
Total Building SF:	131,467 SF
Parking Ratio:	5.20/1,000 SF
Year Built / Renov.:	1985
NNN Expenses:	\$6.70/SF (2025)

### Demographics

	1 Mile	3 Mile	5 Mile
Population	18,530	135,174	344,151
Average Household Income	\$86,982	\$88,139	\$93,130
Daytime Employees	3,661	38,180	119,138

\*Source: LandVision

**Lease Rate: \$9/SF NNN**

(Suites #100 & #240)

**Lease Rate: \$20/SF NNN**

(Unit A)

For more information:

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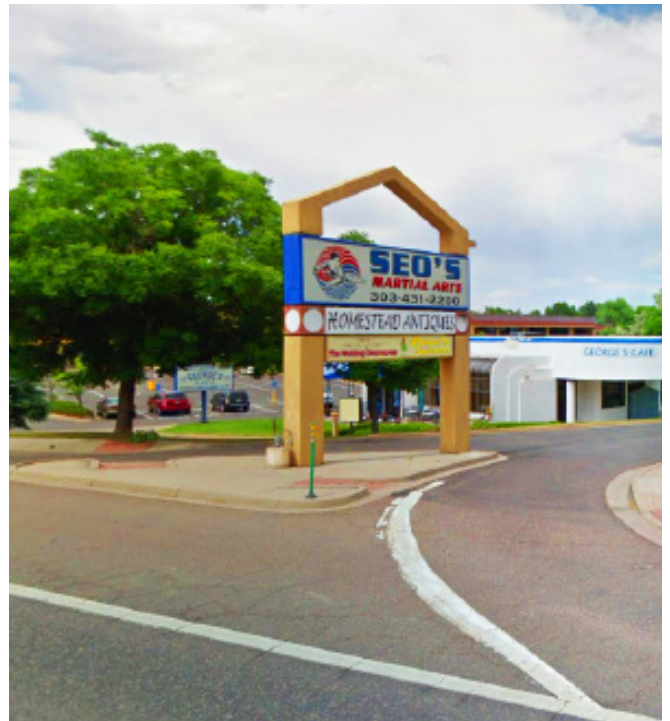


### Availability

#100	8,500 SF
#240	2,560 SF
Unit A	1,066 SF



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Traffic Counts	Volume
Wadsworth Blvd @ W 64th Ave	53,000
W 64th Ave & Vance St	11,000
Wadsworth Blvd @ W 66th Ave	49,000

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