

FOR LEASE

RETAIL | 1,130 - 1,228 SF | \$20-22/SF NNN

14799 W 6TH AVE GOLDEN, CO 80401

THE SHOPS AT 6TH AVE WEST



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
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PROPERTY INFORMATION

THE SHOPS AT 6TH AVE WEST

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GOLDEN, CO 80401



LEASE RATE	\$20-22/SF
OPEX	CONTACT BROKER
BUILDING SIZE	18,081 SF (TBV)
SF AVAILABLE	1,130-1,228
SUITES	2 AVAILABLE
LOT SIZE	3.6 AC
USE	RETAIL
ZONING	PUD (Golden)

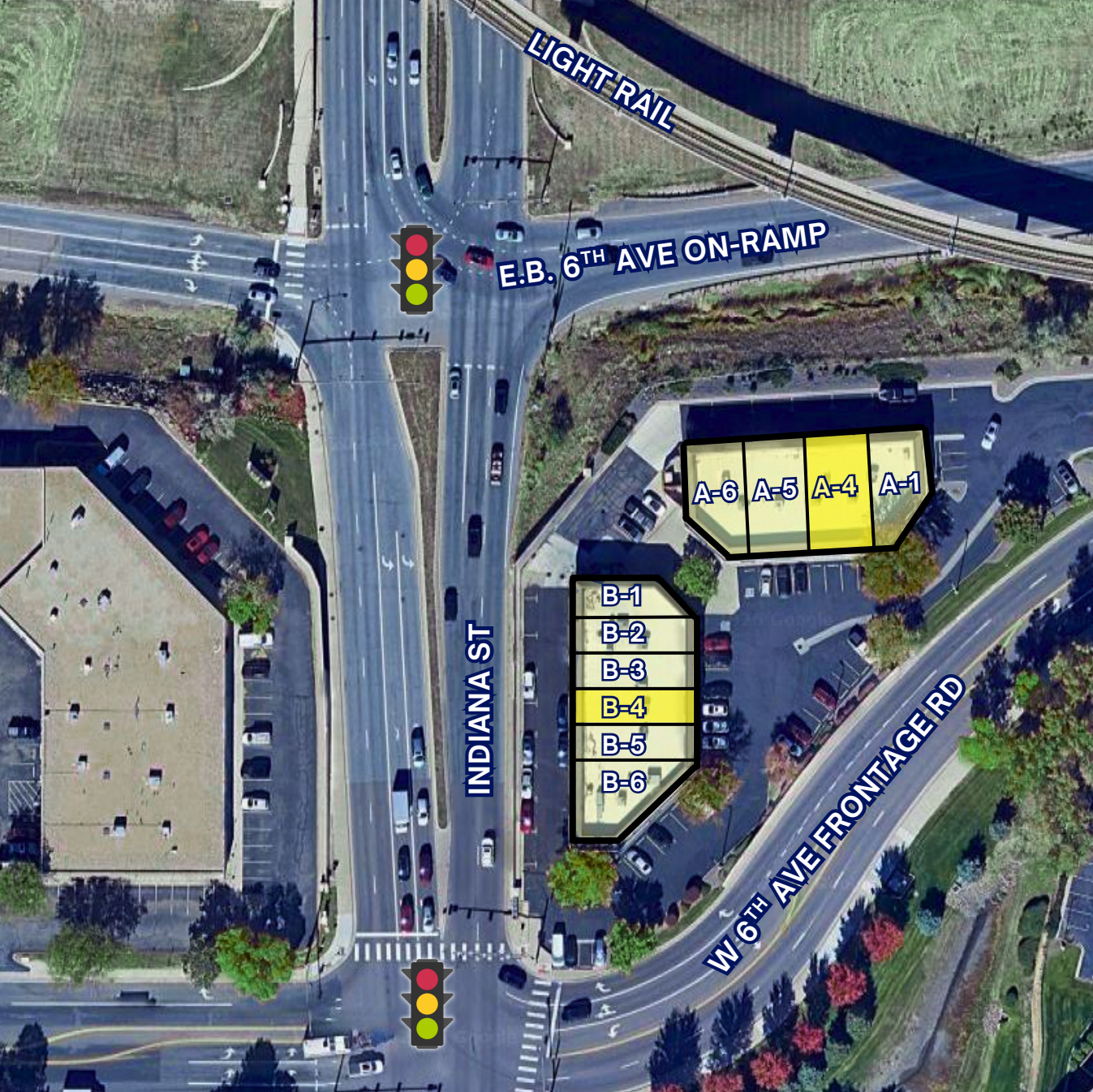
Property Highlights

- Excellent visibility from 6th Avenue
- Located at a signalized intersection
- Building Signage
- Immediate access to Highway 6 and Indiana Street
- Over 74,000 vehicles per day on 6th Avenue
- Strong surrounding demographics
- Adjacent to established retail and service tenants
- Close proximity to Colorado Mills Mall
- Convenient access to I-70 and the West Denver market



SITE PLAN
THE SHOPS AT 6TH AVE WEST

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A-4	1,130 SF
A-4	1,130 SF
A-5	Payroll Express
A-6	Rita's Salon (Aveda)
B-1	Pet Grooming
B-4	1,228 SF
B-6	Coriander

TRAFFIC & DEMOGRAPHICS

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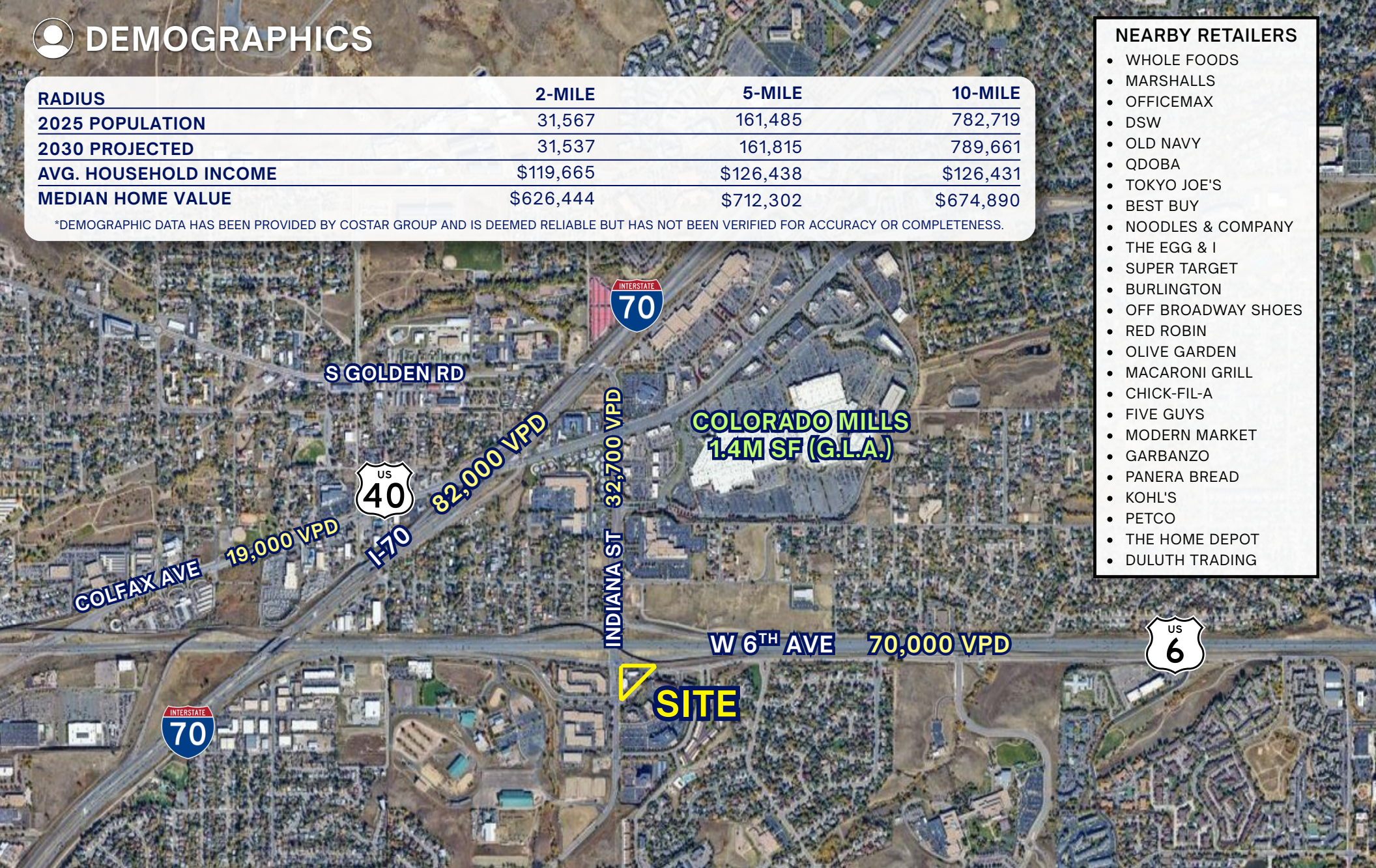
DEMOGRAPHICS

RADIUS	2-MILE	5-MILE	10-MILE
2025 POPULATION	31,567	161,485	782,719
2030 PROJECTED	31,537	161,815	789,661
AVG. HOUSEHOLD INCOME	\$119,665	\$126,438	\$126,431
MEDIAN HOME VALUE	\$626,444	\$712,302	\$674,890

*DEMOGRAPHIC DATA HAS BEEN PROVIDED BY COSTAR GROUP AND IS DEEMED RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS.

NEARBY RETAILERS

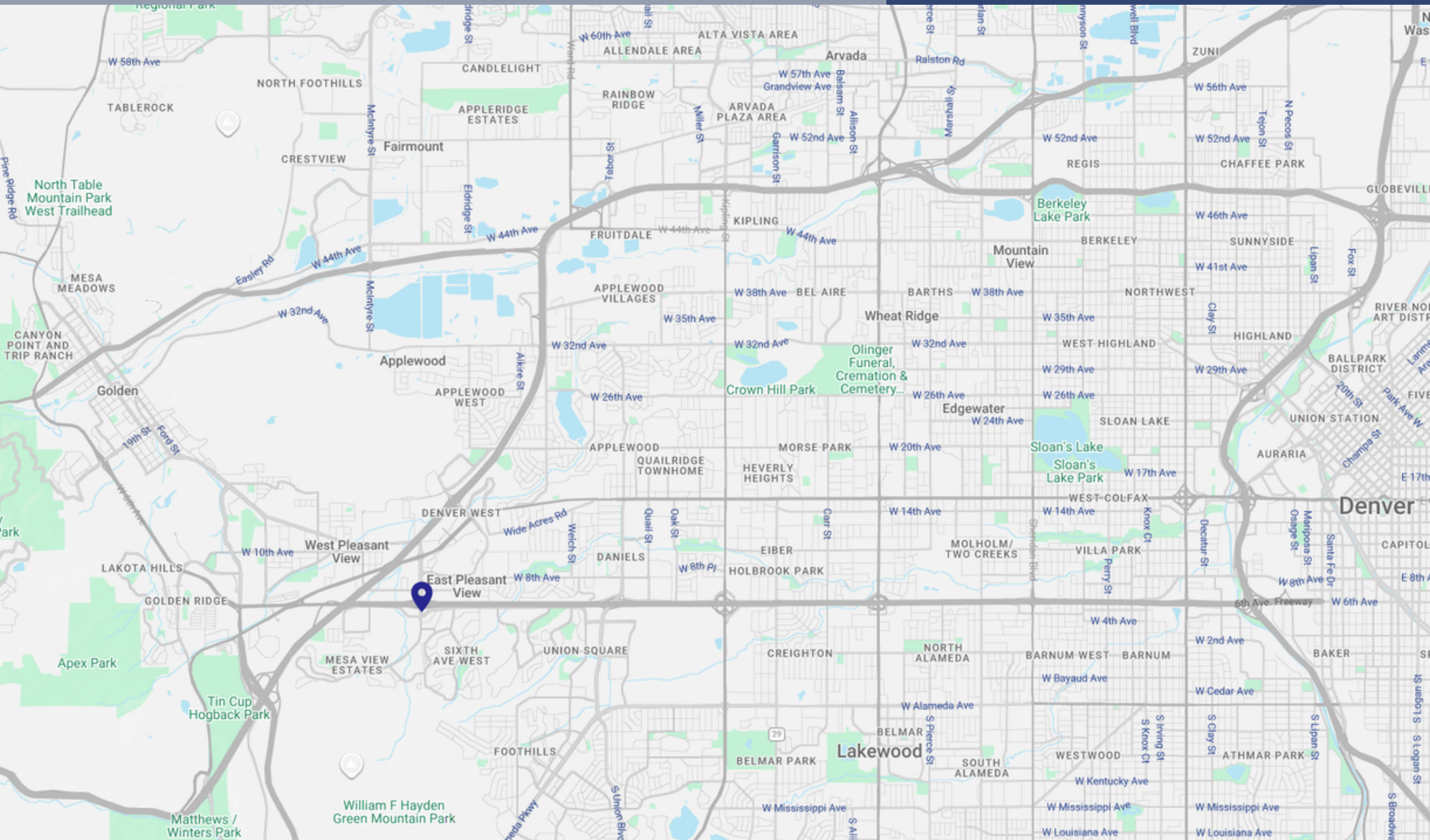
- WHOLE FOODS
- MARSHALLS
- OFFICEMAX
- DSW
- OLD NAVY
- QDOBA
- TOKYO JOE'S
- BEST BUY
- NOODLES & COMPANY
- THE EGG & I
- SUPER TARGET
- BURLINGTON
- OFF BROADWAY SHOES
- RED ROBIN
- OLIVE GARDEN
- MACARONI GRILL
- CHICK-FIL-A
- FIVE GUYS
- MODERN MARKET
- GARBANZO
- PANERA BREAD
- KOHL'S
- PETCO
- THE HOME DEPOT
- DULUTH TRADING



LOCATION MAP

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