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ARVADA CONNECTION

5220 WADSWORTH BLVD.
ARVADA, CO 80002

RETAIL SPACE FOR LEASE

- 4,320 SF Available
- Former Fully Built-out Dental Office
- Contact Broker for Pricing



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TOTAL AVAILABLE:
4,320 SF OF IN-LINE SPACE

HIGHLIGHTS

- 4,320 SF of in-line shopping space for lease.
- High traffic intersection
- Multiple national co-tenants
- Dense retail corridor
- Seeking medical/dental users, soft retail, and many others

SITE PLAN



FLOOR PLAN

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 Total Population	12,876	125,918	367,315
2025 Total Daytime Population	17,083	112,588	339,336
Average Household Income	\$98,647	\$126,102	\$132,478

Source: Esri 2026

TRAFFIC COUNTS

- Wadsworth Blvd. N/O W. 52nd Ave.: 51,586 VPD
- W. 52nd AveE/O Wadsworth Blvd: 13,283 VPD
- Wadsworth Blvd. S/O W. 53rd Ave.: 50,884 VPD
- Wadsworth Blvd S/O W. 52nd Ave. 69,419 VPD
- W. 52nd W/O Wadsworth Blvd.: 14,848 VPD
- Wadsworth Blvd. N/O W. 53rd Ave.: 52,187 VPD

MPSI 2024/2025 Counts

ARVADA
CONNECTION