

Arvada Marketplace

7310-7494 W 52nd Ave | Arvada, CO 80002



FOR LEASE - NEW OWNERSHIP!

AVAILABLE

7310 R: 4,579 SF
2nd Gen Restaurant (Divisible)

7310 S: 1,400 SF

7310 B: 1,500 SF - Available 12/1/2026
Traditional Retail Buildout

RATE

Call Broker

NNN

\$10.15/SF

Gerrity:

ABOUT THE PROPERTY

- Heavily anchored power-center boasting Sam's Club, Ulta, Michael's, Five Below, and newly opened In -N- Out
- Located at one of the most trafficked intersections along Wadsworth (90,000 VPD) and I70 (160,000VPD)
- 2nd generation restaurant space available - can be demised

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	12,623	126,484	363,748
Daytime Population	14,690	111,285	340,819
Avg. Household Income	\$100,761	\$129,168	\$134,191
Estimated Households	6,149	55,028	159,406

Year: 2025 | Source: Esri

JOIN THESE RETAILERS



TRAFFIC COUNTS

Wadsworth Blvd	76,074 VPD
I-70	160,000 VPD

Year: 2025 | Source: DRCOG



Suite	Tenant	SF
7310 A	UPS Store	1,600
7310 B	AVAILABLE - 12/1/2026	1,500
7310 C	Scenthound	1,230
7310 D	Premier Credit Union	1,350
7310 E	Kung Fu Tea	1,400
7310 R	AVAILABLE	4,579
7310 S	AVAILABLE	1,400
7310 U	Kid to Kid	4,760
7310 X	America's Best	3,321
7310 Z	Dollar Tree	12,000
7370	Sam's Club	142,491
7370 - F	Sam's Club Fuel	GL
7380 - H	Rent-A-Center	4,916
7380 - I	Next Care Urgent Care	4,830
7390 - A	JM Kitchen & Bath	3,603
7390 - B	Five Below	11,512
7390 - C	AVAILABLE	19,440
7410	Michael's	23,984
7420	Ulta Beauty	10,413
7430	Amanda's Bridal	7,300
7450 - A		
100	Umai-Ya-Sushi	6,000
106	Elegant Nails	1,200
108	Menchie's	1,472
110	Snarf Sandwiches	3,000
7450 - B		
200	First Watch	3,619
204	Bad Daddy Burger	3,626
7450 - C		
300	Cupbop	1,834
304	Newk's	4,380
7470	Arvada Smile (NAP)	
7490	Pier 8 Cajun Food	6,054
7494	In-N-Out	GL
7460	Red Robin	7,300



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DEMOGRAPHIC HIGHLIGHTS

1 MILE

12,623	14,690	\$100,761	6,149
Population	Total Daytime Population	Average Household Income	Total Households

3 MILES

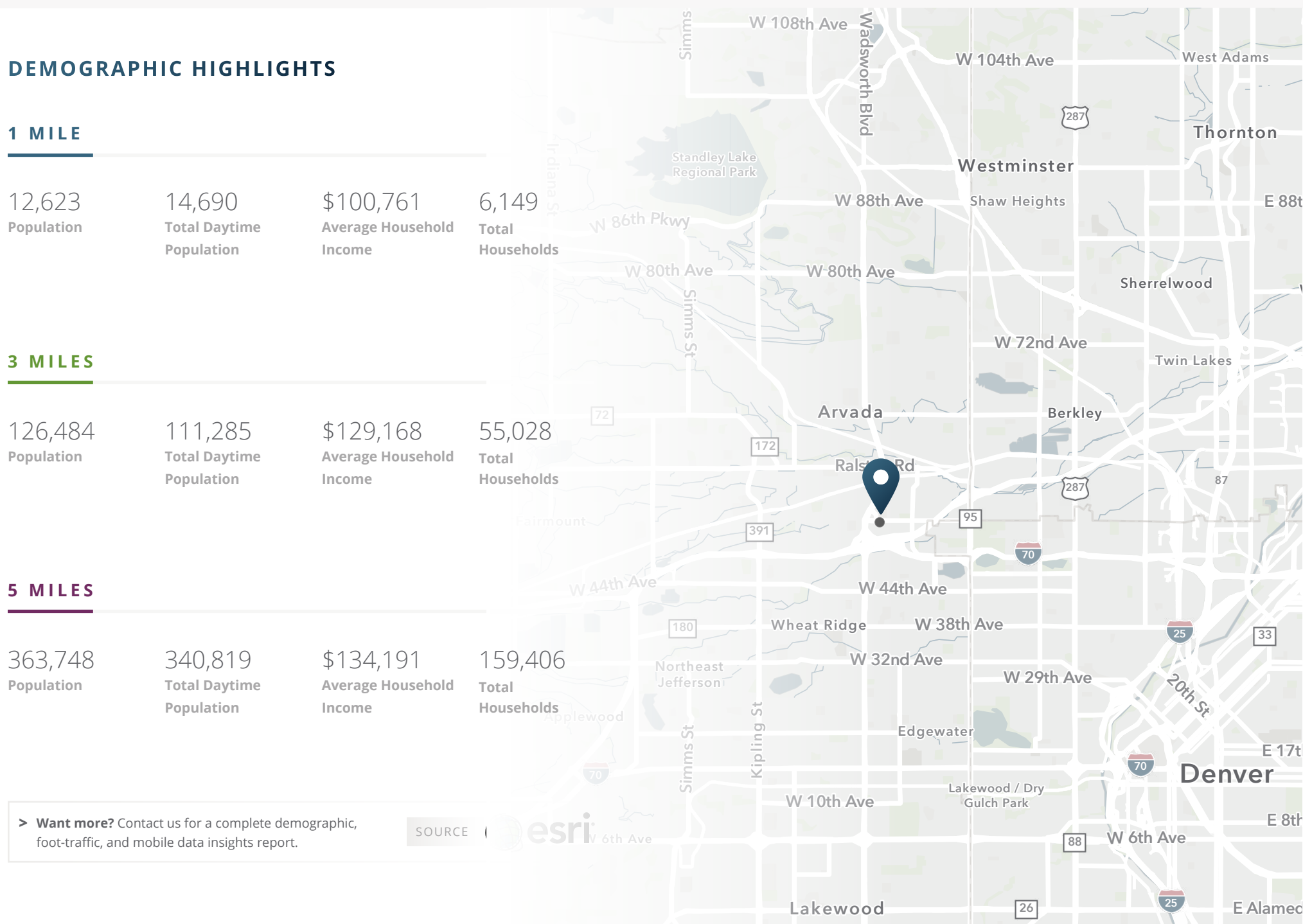
126,484	111,285	\$129,168	55,028
Population	Total Daytime Population	Average Household Income	Total Households

5 MILES

363,748	340,819	\$134,191	159,406
Population	Total Daytime Population	Average Household Income	Total Households

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE |





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