FOR LEASE

KING SQUARE CENTER

NWC 80TH & SHERIDAN BLVD, ARVADA, CO

KING SOOPERS ANCHORED

This highly visible shopping center is located in one of the fastest growing trade areas within the Denver Metro area. The dynamic tenant mix boasts an excellent complement of diverse national and regional players including grocery, fitness, convenience goods and proven restaurant chains. Don't miss this great opportunity to be part of this busy shopping center!

JOIN:

- King Soopers
- One Medical Seniors
- Taco Bell
- Pet Supplies Plus
- Morning Story
- Bout Time Pub
- Ferguson
- Dutch Bros
- Wingstop
- Subway

POTENTIAL USES:

- Cellular
- Tax Prep
- Chiropractor
- Dentist
- Fitness
- Salon
- Insurance
- Optical
- Martial Arts
- Spa
- Medical

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Unit #	SF
8025 Sheridan Blvd.	
A Cost Cutters	1,200
B Massage	1,448
C CATO	4,080
G Colorado Athletic Conditioning	2,400
M Once Upon a Child	4,980
P Subway	1,430
Q Thai House	1,690
R Papa John's Pizza	1,472
T Sushi YaYa	1,443
U Wing Stop	1,440
V Vacuums R Us	1,272
Y Morning Story	3,932
8055 Sheridan Blvd.	
King Soopers	76,486
8075 Sheridan Blvd.	
A Chinese Restaurant	1,600
B Nail & Spa	1,600
C AVAILABLE	1,600
E Sheridan Liquors	4,800

8105 Sheridan Blvd.	
AVAILABLE	23,824
AVAILABLE	8,692
5225 80th Avenue	
A Bout Time Pub & Grub	3,288
B AVAILABLE	1,810
C1 Neptune Society	2,583
C2 AVAILABLE	2,961
D Beltone Hearing	756
E AVAILABLE	1,029
8175 Sheridan Blvd.	
A Pet Supplies Plus	7,232
G2 Mello Vape	1,020
G3 Laundromat	4,500
M1 One Medical Seniors	6,002
S Ferguson Plumbing	5,633
Pad Site	
Dutch Bros. Coffee	24,444

2025 Demographics

	1 Mile	3 Miles	5 Miles
Population	18,456	151,269	337,316
Average HH Income	$102,885	$113,334	$121,788

Traffic Counts

80th Avenue	19,703 VPD
Sheridan Boulevard	40,109 VPD

Source: ESRI

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