

RETAIL SPACE FOR LEASE

# King Square Center

NWC 80TH & SHERIDAN BOULEVARD, ARVADA, CO

RETAIL



## KING SOOPERS ANCHORED

### AVAILABLE PAD BETWEEN KING SOOPERS FUEL & TACO BELL AVAILABLE FOR GROUND LEASE

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
- + 24 Hour Fitness
- + Big Lots
- + Humana
- + Taco Bell
- + Pet Supplies Plus
- + Morning Story
- + Bout Time Pub

#### POTENTIAL USES:

- + Shoes
- + Cell Phone
- + Dentist
- + Insurance
- + Medical
- + Optical
- + Massage
- + Poke Restaurant
- + Mediterranean Restaurant
- + Coffee



## RETAIL SPACE FOR LEASE

# King Square Center

NWC 80TH & SHERIDAN BOULEVARD, ARVADA, CO

## RETAIL



Unit # SF

### 8025 Sheridan Blvd.

A Cost Cutters	1,200
<b>B AVAILABLE</b>	<b>1,448</b>
C CATO	4,080
<b>G AVAILABLE</b>	<b>2,400</b>
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
<b>V AVAILABLE</b>	<b>1,272</b>
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
<b>C AVAILABLE</b>	<b>1,600</b>
E Sheridan Liquors	4,800

### 8105 Sheridan Blvd.

24 Hour Fitness	32,516
Big Lots	28,820

### 5225 80th Avenue

A Bout Time Pub & Grub	3,288
<b>B AVAILABLE</b>	<b>1,810</b>
C1 Neptune Society	2,583
C2 R. Stafford & Co.	2,961
D Beltone Hearing	756
<b>E AVAILABLE</b>	<b>1,029</b>

### 8175 Sheridan Blvd.

A Pet Supplies Plus	7,232
G2 Salon	1,020
G3 Laundromat	4,500
M1 Humana	6,002
S Ferguson Plumbing	5,633

### Pad Site

<b>PAD</b>	<b>24,444 SF</b>
------------	------------------

## 2020 Demographics

	1 Mile	3 Miles	5 Miles
Population	20,372	151,670	342,286
Average HH Income	\$69,485	\$73,895	\$79,008

## Traffic Counts

80th Avenue	21,635 VPD
Sheridan Boulevard	41,628 VPD

Source: ESRI

## CONTACT US

### Jim Lee

+1 720 528 6321

jim.lee@cbre.com

www.cbre.com/jim.lee

### Jon Weisiger

+1 720 528 6375

jon.weisiger@cbre.com

www.cbre.com/jon.weisiger

© 2020 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

www.cbre.us/colorado

**CBRE**