

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

POTENTIAL USES:

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



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Unit #	SF	Unit #	SF
8025 Sheridan Blvd.		8105 Sheridan Blvd.	
A Cost Cutters	1,200	AVAILABLE	23,824
B Massage	1,448	AVAILABLE	8,692
C CATO	4,080	5225 80th Avenue	
G Colorado Athletic Conditioning	2,400	A Bout Time Pub & Grub	3,288
M Once Upon a Child	4,980	B AVAILABLE	1,810
P Subway	1,430	C1 Neptune Society	2,583
Q Thai House	1,690	C2 AVAILABLE	2,961
R Papa John's Pizza	1,472	D Beltone Hearing	756
T Sushi Yaya	1,443	E Pet Well Clinic	1,029
U Wing Stop	1,440	8175 Sheridan Blvd.	
V Vacuums R Us	1,272	A Pet Supplies Plus	7,232
Y Morning Story	3,932	G2 AVAILABLE	1,020
8055 Sheridan Blvd.		G3 Laundromat	4,500
King Soopers	76,486	M1 One Medical Seniors	6,002
8075 Sheridan Blvd.		S Ferguson Plumbing	5,633
A Chinese Restaurant	1,600	Pad Site	
B Nail & Spa	1,600	Dutch Bros. Coffee	24,444
C AVAILABLE	1,600		
E Sheridan Liquors	4,800		

2023 Demographics

	1 Mile	3 Miles	5 Miles
Population	18,923	147,133	336,291
Average HH Income	\$91,102	\$100,398	\$107,269

Traffic Counts

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

Source: ESRI

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