

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
- + lora
- + Taco Bell
- + Pet Supplies Plus
- + Morning Story
- + Bout Time Pub
- + Ferguson
- + Dutch Bros
- + Wingstop

POTENTIAL USES:

- + Gym
- + Tax Prep
- + Chiropractor
- + Dentist
- + Vitamins
- + 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 Boost Mobile	1,272

8055 Sheridan Blvd.

King Soopers	76,486
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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	23,816
AVAILABLE	8,700

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 Pet Well Clinic	1,029

8175 Sheridan Blvd.

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

Pad Site

Dutch Bros. Coffee	24,444
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2022 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

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

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