

STANDLEY SHORES

FORMER TRAMPOLINE PARK - 35,000 SF
UNIT J - 2,042 SF
UNIT E - 2,441 SF

Retail for lease

9975 Wadsworth Pkwy, Westminster, CO 80021



STRATEGIC RETAIL OPPORTUNITY
IN HIGH-TRAFFIC AREA IN
WESTMINSTER



GREAT VISIBILITY WITH EASY
ACCESS



STRONG TRADE AREA WITH SOLID
TRAFFIC COUNTS



LOCATED IN A STRONG KING
SOOPERS ANCHORED CENTER

LORENZO HARRIS
+1 720 431 9122
lorenzo.harris@jll.com

ADAM RUBENSTEIN
+1 303 257 1481
adam.rubenstein@jll.com



SITE PLAN

Strategic retail opportunity

Standley Shores offers 35,000 SF of prime retail space in a thriving King Soopers-anchored center, positioned among established retailers like Ace Hardware, McDonald's, and UPS at the busy intersection of W 100th Avenue and Wadsworth Parkway in Westminster, CO.

#	Tenant
200	Ace Hardware
300	Available - 35,000 SF
400	Pure Hockey
A	Snappy Nails and Spa
B	Vapor Toke
C	Silver Mine Subs
F	Cherry Blossom Florist
D	Westbrook Cleaners
E	Available - 2,441 SF
G	Fantastic Sam's
H	All American Discount Liquors
I	Community Driven School
J	Available - 2,042 SF
K	UPS Store
L	Essential Massage Center
N	Odde's Music Grill
M1	Strength 2 Strength
M2	Cherry Blossom Florist (Storage)
M3	Fusboxe Fitness & MMA
M4	Pool Hall and Tavern





LOCATION — IDEALLY POSITIONED AT THE INTERSECTION OF WADSWORTH PARKWAY AND WEST 100TH AVENUE IN WESTMINSTER, THIS RETAIL CENTER BENEFITS FROM EXCELLENT VISIBILITY AND ACCESSIBILITY.

DEMOGRAPHICS

		1 mile	3 miles	5 miles
	POPULATION	10,797	80,910	259,873
	DAYTIME POPULATION	8,705	70,491	223,359
	AVG. HOUSEHOLD INCOME	\$177,466	\$151,169	\$146,095
	MEDIAN AGE	40	38	39

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[jll.com](https://www.jll.com)

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