# 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

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## SITE PLAN

#### **Strategic retail opportunity**

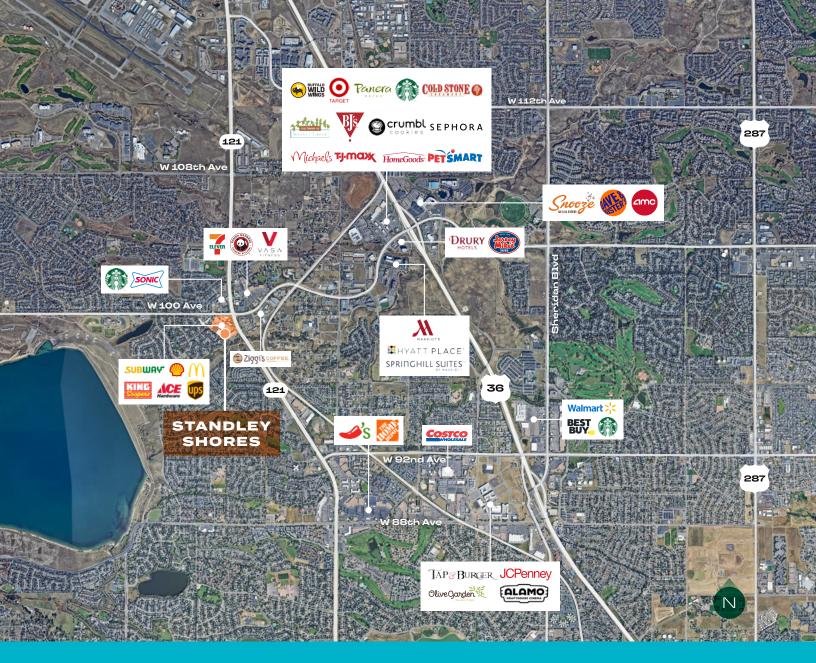
Standley Shores offers 35,000 SF of prime retail space in a thriving King Soopers-anchored center, positioned among established retailers like Ace Hardware, McDonald's, and UPS at the busy intersection of W 100th Avenue and Wadsworth Parkway in Westminster, CO.

	Tenant			
200	Ace Hardware			
300	Available - 35,000 SF			
400	Pure Hockey			
А	Snappy Nails and Spa Vapor Toke			
В				
С	Silver Mine Subs			
F	Cherry Blossom Florist			
D	Westbrook Cleaners			
Е	Available - 2,441 SF			
G	Fantastic Sam's			
Н	All American Discount Liquors			
- 1	Community Driven School			
J	Available - 2,042 SF			
K	UPS Store			
L	Essential Massage Center			
Ν	Odde's Music Grill			
M1	Strength 2 Strength			
M2	Cherry Blossom Florist (Storage)			
МЗ	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
8	POPULATION	10,797	80,910	259,873
÷Ò:	DAYTIME POPULATION	8,705	70,491	223,359
<b>(\$)</b>	AVG. HOUSEHOLD INCOME	\$177,466	\$151,169	\$146,095
苎	MEDIAN AGE	40	38	39

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