

STANDLEY SHORES

Retail For Lease

35,000 SF AVAILABLE

UNIT J - 2,042 SF

UNIT E - 2,441 SF

9975 Wadsworth Pkwy, Westminster, CO 80021



**AFFLUENT TRADE AREA WITH STRONG
DEMOGRAPHICS AND TRAFFIC COUNTS**



GREAT VISIBILITY



CONVENIENT ACCESS WITH AMPLE PARKING



**STRONG CO-TENANCY, ANCHORED BY
KING SOOPERS & ACE HARDWARE**

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SITE PLAN

Strategic retail opportunity

Standley Shores offers 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
D	Cherry Blossom Florist
E	Westbrook Cleaners
F	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



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AREA 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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