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



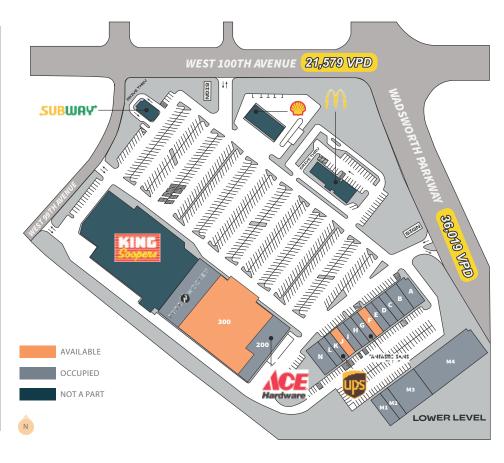


SITE PLAN

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			
Α	Snappy Nails and Spa			
В	B Vapor Toke			
С	Silver Mine Subs			
D	Cherry Blossom Florist			
Е	Westbrook Cleaners			
F	Available - 2,441 SF			
G	Fantastic Sam's			
Н	All American Discount Liquors			
-	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			







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AREA DEMOGRAPHICS

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



STANDLEY SHORES

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