




For sublease

± 4,380 SF 2nd Generation Restaurant Space Available

7450 W 52nd Arvada, CO Unit 304

 **JLL** SEE A BRIGHTER WAY

7450 W 52nd Ave/Arvada



Property highlights

- ± 4,380 SF 2nd generation restaurant space available immediately
- Sublease term available through September 30, 2033
- Diverse mix of national and local tenants

Tenants in Area:



127K

Population
(3 mile radius)

\$99K

Average household income
(3 mile radius)

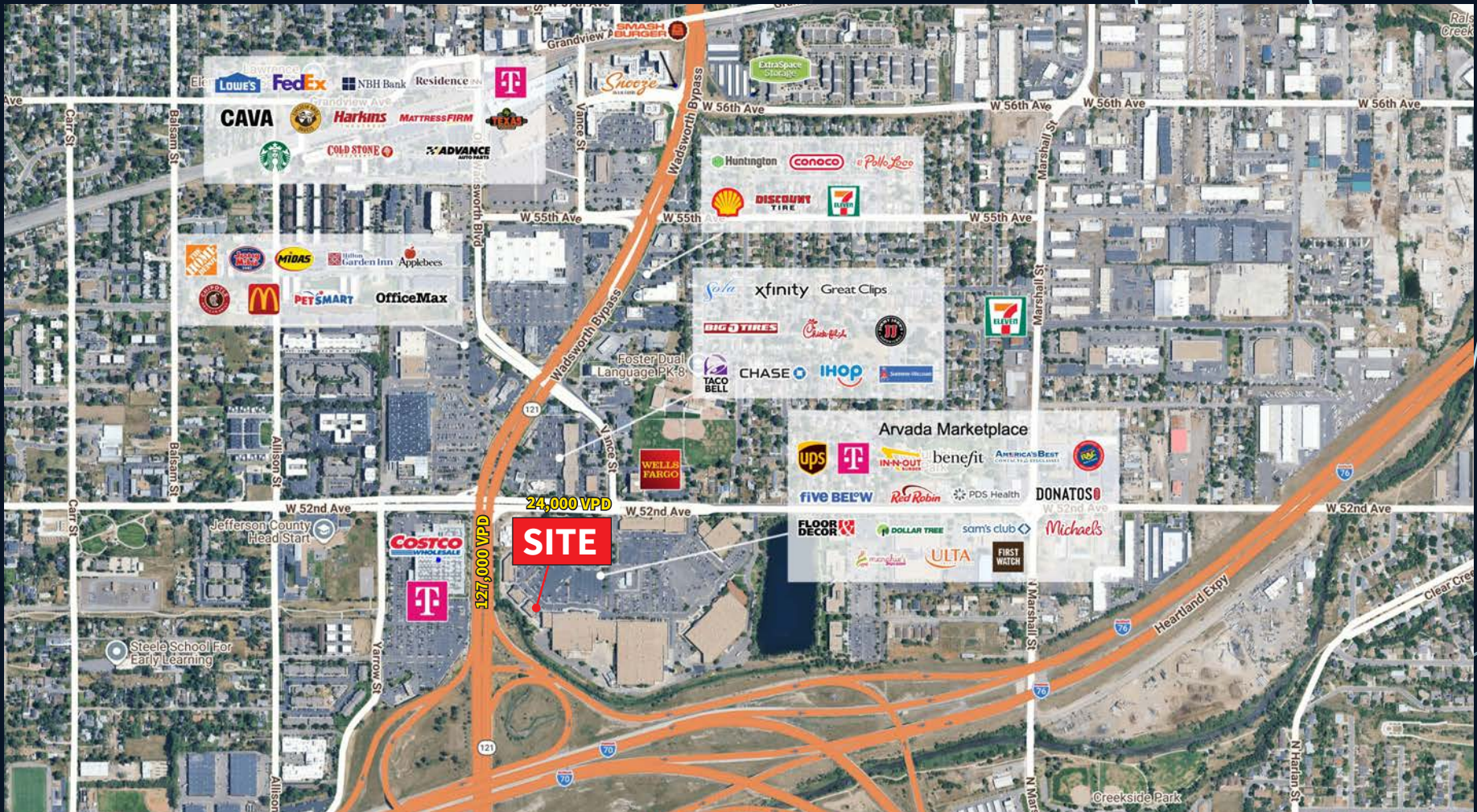
160K

Daily traffic counts
(Wadsworth ave)

Site Plan



Suite	Tenant	SF
7310 A	The UPS Store	1,600
7310 B	National Insurance Agency	1,500
7310 C	Subway	1,230
7310 D	Cricket	1,350
7310 E	Kung Fu Tea	1,400
7310 R & S	Namiko's	5,979
7310 U	Kid to Kid	4,760
7310 X	America's Best	3,321
7310 Z	Dollar Tree	12,000
7370	Sam's Club	142,491
7370-F	Sam's Club Fuel	GL
7380-H	Rent-A-Center	4,916
7380-I	Next Care Urgent Care	4,830
7390-A	JM Kitchen & Bath	3,603
7390-B	Five Below	11,512
7390-C	AVAILABLE	19,440
7410	Michael's	23,984
7420	Ulta Beauty	10,413
7430	Amanda's Bridal	7,300
7450-A		
100	Umai-Ya-Sushi	6,000
106	Elegant Nails	1,200
108	Menchie's	1,472
110	Snarf Sandwiches	3,000
7450-B		
200	First Watch	3,619
304	Bad Daddy Burger	3,626
7450-C		
300	Cupbop	1,834
304	AVAILABLE	4,380
7470	NAP	
7490	Pier & Cajun Food	6,054
7494	In-N-Out	GL
7460	Red Robin	7,300



Sarah Alfano

Sarah.alfano@jll.com

+1 303 263 5362

Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2026 Jones Lang LaSalle Brokerage, Inc. All rights reserved.