



Northridge S.C. – Arvada

Arvada, CO

Denver-Aurora-Lakewood (CO)

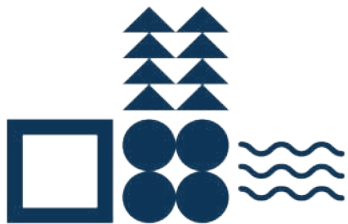


Nick Freddo
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AERIAL



GROSS LEASABLE AREA (GLA)

144,315 SF

PARKING SPACES

710

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www.kimcorealty.com/117030



DENSITY AERIAL

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■ Available ■ Non-Controlled ● Curbside Pick-up

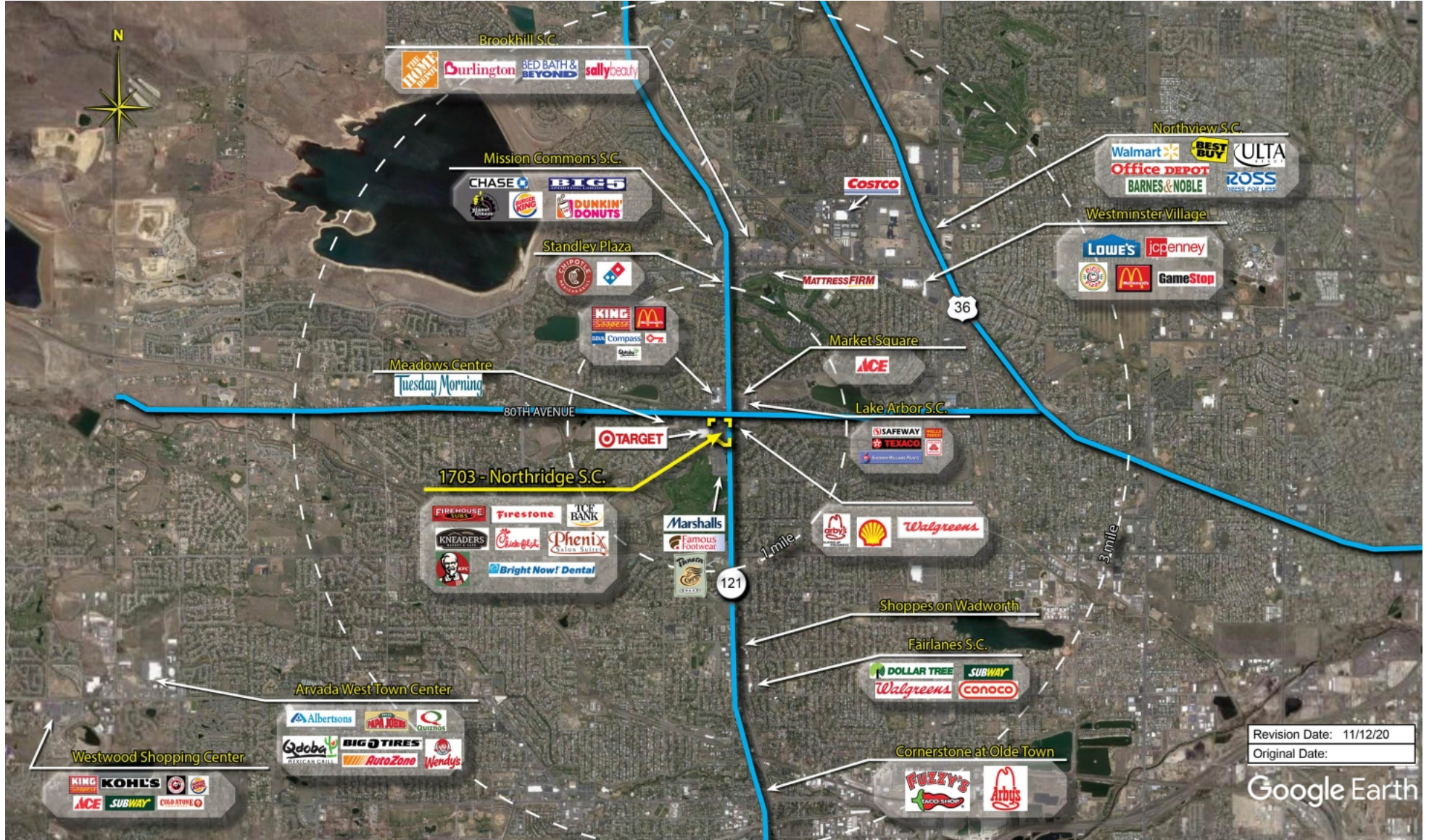


	TENANT	SQ FT
1	Mattress Firm	3,621
2	Available	3,063
3	H&R Block	1,400
4	La Patisserie Francaise	1,988
5	Available	3,400
6	Pietro Cleaners	1,646
7	Available	2,880
8	Available	2,560
9	Phenix Salon Suites	4,967
10	Firehouse Subs	2,418
11	The Joint Chiropractic	1,120
12	Asurion Tech Repair & [...]	896
13	Sport Clips	1,120
14	Yogurtland	2,184
15	Aqua Tots Swim Schools	7,477
16	Available	4,000
17	Royal Nails & Wax	2,515
18	Black & Read	9,317
19	Whole Foods Market	56,674
20	KFC/A&W	3,547
21	Chick-fil-A	4,500
22	Kneaders Bakery & Cafe	4,049
23	Palm Beach Tan	3,050
24	Bright Now! Dental	3,000
25	Rusty Taco	2,923
26	Huntington Bank	5,500
27	Firestone Tire	4,500

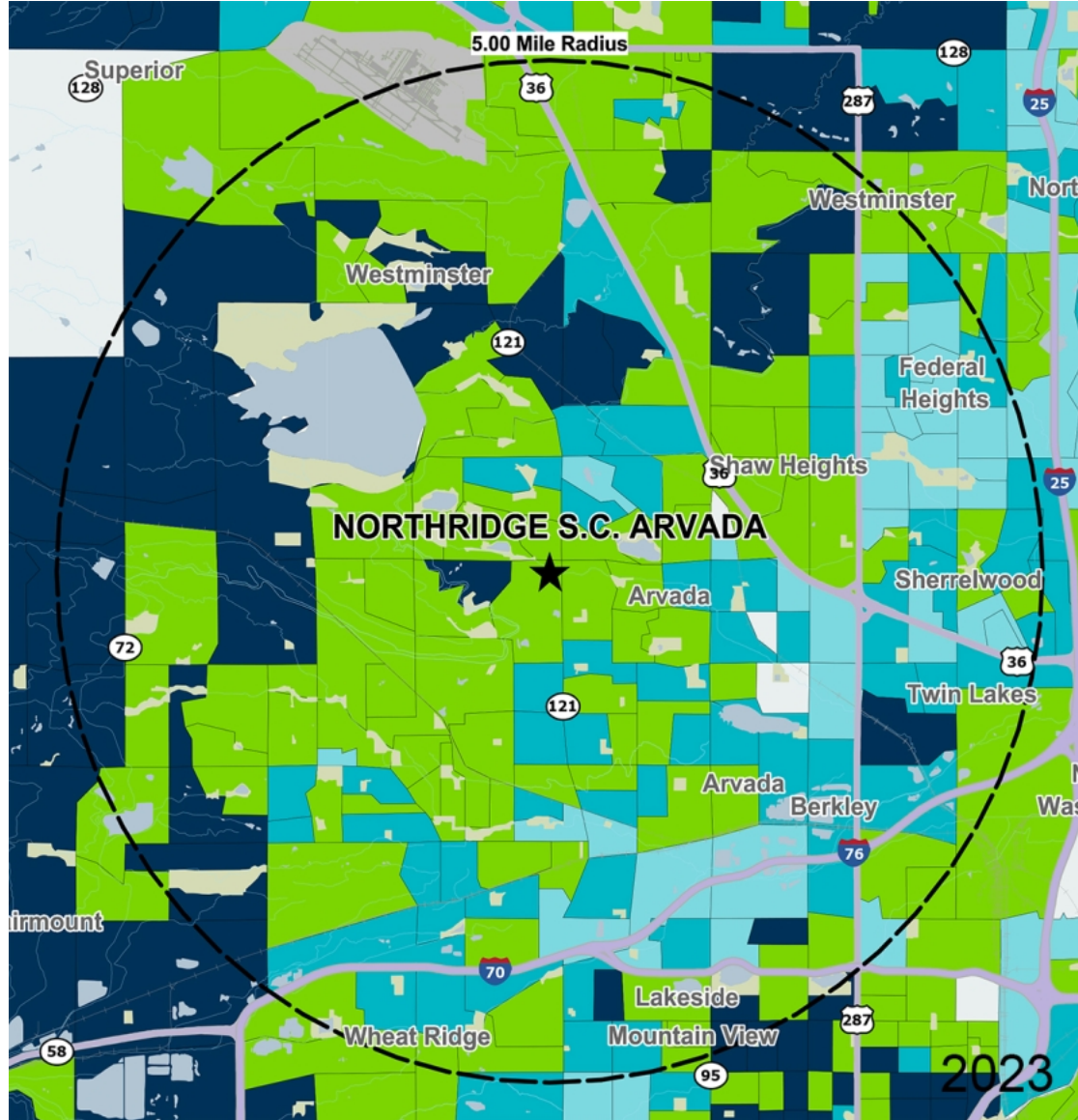
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	13,869	123,715	305,114
Daytime Pop	11,384	111,912	308,955
Households	5,579	49,833	120,142
Average HH Income	\$103,840	\$99,804	\$98,672
Median HH Income	\$90,133	\$81,311	\$79,544
Per Capita Income	\$41,886	\$40,348	\$39,062

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



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W. 80th Ave. & Wadsworth Blvd., Arvada, CO



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