INDIAN TREE

7705 Wadsworth Blvd., Arvada, Colorado 80003



CONTACT US

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GART PROPERTIES

PROPERTY HIGHLIGHTS

- Sprouts Grocery anchored center offering a wide array of daily uses and family-oriented tenants.
- Unobstructed visibility along Wadsworth Blvd coupled with a large parking field offers a convenient shopping experience.
- Surrounded by 11 schools within 3 miles of the shopping center providing a strong customer base for our tenants.
- Strong national and local tenant mix

FEATURED SPACES

Suite 18b
1,830 SF

Suite 17
3,792 SF

JOIN THESE TENANTS

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1	Eyeglass World	4,999 SF
1A 2	Hand & Stone Massage	2,981 SF
2	Sasuke Ramen	1,315 SF
3	Foxy Nails & Lash	2,678 SF
5	My Gym	2,560 SF
6	Beyond the Blackboard	2,028 SF
7	Papa Murphy	1,265 SF
8	Smoker Friendly	1,265 SF
9	Weight Watchers	1,955 SF
10	Sploot Veterinary	1,233 SF
12	The Modern Salon Studio	5,200 SF
13	Club Pilates	1,920 SF
15	Kids United - NOW OPEN!	2,313 SF
16	Christy Sports	17,667 SF
17	AVAILABLE	3,792 SF
18a	Chuck & Don's Pet - NOW OPEN!	4,670 SF
18b	AVAILABLE	1,830 SF
19	Sprouts Farmers Market	28,000 SF
20	Sherwin Williams	6,033 SF
21	Royal Liquor	2,912 SF
22	New Tenant Coming Soon	1,548 SF
23	Pridestaff	1,394 SF
24	Planned Parenthood	2,928 SF
25	Children's Music Academy	2,213 SF
26	Salon Centric	2,213 SF
27	Panera Bread	5,400 SF

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2026 DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Daytime population	9,890	106,532	253,340
Population	12,910	130,753	306,902
Median HH Income	$86,930	$79,789	$82,378
Education (Bachelors)	24.9%	22%	21.6%
Traffic Counts (Two Way)	53,000 cars per day on Wadsworth Blvd.		

SUB-MARKET DATA

City/County: Arvada / Jefferson County

Zoning: Mixed-use Urban

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SURROUNDING

the BUTCHERY · United States Postal Service · SWEET BLOOM COFFEE ROASTERS · TARGET · Chick-fil-A · AT THE BEACH · KNEADERS BAKERY & CAFE · MATTRESS FIRM · QDOBA MEXICAN EATS · SUPERCUTS · orangetheory FITNESS · BUFFALO WILD WINGS GRILL & BAR · petco

NATURAL GROCERS · Walgreens · KFC · Phenix Salon Suites · SportClips HAIRCUTS · Yogurtland · SAFEWAY · goodwill · KING Soopers · McDonald's · noodles & Company · Curves

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240 Saint Paul St, Suite 200, Denver, Colorado 80206

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Gart Properties is a fully integrated real estate organization with a focus on leveraging our resources to achieve an asset's full potential. With perseverance and creativity, we unlock unrealized value in our investments. Our portfolio of properties includes office buildings, resort properties, residential developments, and more than 2 million square feet of retail shopping centers.

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