ARBOR VILLAGE

7430 West 88th Avenue, Arvada, Colorado 80021



CONTACT US

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PROPERTY HIGHLIGHTS

- Property is located next to the Lake Arbor Golf Course which sees an average of 250 golfers per day.
- Property is located at one of the busiest intersections of Arvada at 88th and Wadsworth (100,000 VPD on Wadsworth and 88th Ave which is a key connection to Hwy 36).
- Unique tenant mix such which include Westerra Credit Union, Play it Again Sports, Wild Birds Unlimited, Bricks & Minifigs, and Image Studios.

FEATURED SPACES

Suite 7330D
1,210 SF

Suite 7270B
2,746 SF

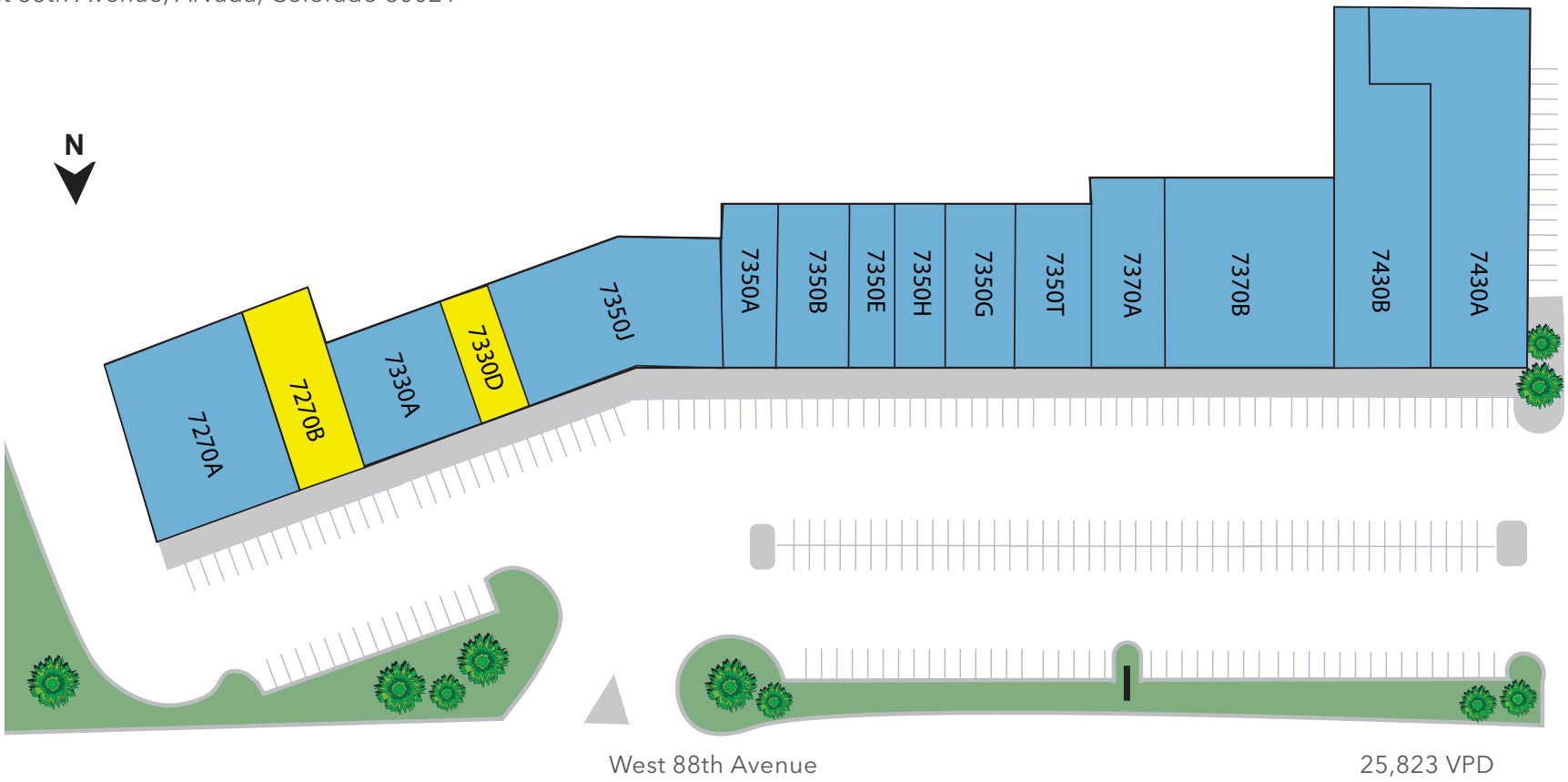
JOIN THESE TENANTS

IMAGE STUDIOS
BASE CAMP GYMNASTICS
FUNCTIONAL 45 F45 Training
Wild Birds Unlimited
BRICKS & MINIFIGS
westerra CREDIT UNION
Carpet Mill SINCE 1974 outlet flooring stores

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	7270A	Westerra Credit Union	5,197 SF
	7270B	AVAILABLE	2,746 SF
	7330A	Play It Again	3,200 SF
	7330D	AVAILABLE	1,210 SF
	7350J	Rocky Mtn. Sewing	5,710 SF
Coming Soon! -	7350A	Cookie Dough Bliss	1,750 SF
	7350B	Music & Arts Center	2,372 SF
	7350E	Infinity Massage	1,418 SF

7350H	The Fold Pizza	1,750 SF - Coming Soon!
7350G	Bricks & Minifigs	2,170 SF
7350T	F-45 Training	2,450 SF
7370A	Wild Birds Unlimited	2,560 SF
7370B	Carpet Mill	3,840 SF
7430B	Base Camp Gymnastics	4,793 SF - Coming Soon!
7430A	Image Studios	8,706 SF

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2026 DEMOGRAPHICS

	3-Mile	5-Mile
Daytime population	101,502	284,289
Population	115,436	309,776
Median HH Income	$104,119	$101,262
Education (Bachelors)	22.9%	21.4%
Traffic Counts (Two Way)	125,823 Wadsworth Blvd + 88th Ave	

SUB-MARKET DATA

City/County: Arvada / Jefferson County

Zoning: Mixed-use Urban

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SURROUNDING

Applebee's · 3 Margaritas · Alamo Drafthouse Cinema · Bowlero · Costco Wholesale · Lowe's · Olive Garden · Cosmo Prof · elements massage · Tokyo Joe's · Wendy's · Burlington · HobbyTown USA · Murdoch's Ranch & Home Supply · Epic Mountain Gear · Colorado Casual Furniture · JCPenney · Lash + Company · Tap & Burger · Tattered Cover Book Store · Bed Bath & Beyond · Chili's · Sally Beauty Supply · Renegade Burrito · Taco Bell · America's Best Contacts & Eyeglasses · Baskin Robbins · Dunkin' Donuts · Chase · Burger King · Chipotle Mexican Grill · Old Chicago · O'Reilly Auto Parts · Dollar Tree · The Home Depot · Torchys

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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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