

MARKET SQUARE

NWC 80th Avenue & Wadsworth Boulevard
Arvada, Colorado



- King Soopers Marketplace is Colorado's largest grocery store offering full-service grocery, pharmacy and expanded general merchandise including outdoor living products, electronics, home goods and toys.
- This northwest metro Denver shopping center features excellent exposure to two heavily traveled arterials in a densely populated residential area.

Total Rental Area Size:	160,087 SF	Traffic Counts:	
Anchor Tenants:		Wadsworth Boulevard	52,737 VPD
King Soopers Marketplace, Petco		80 th Avenue	31,400 VPD
Primary Demographics:	1 Mile	3 Mile	5 Mile
2022 Population	14,463	119,485	306,562
2027 Population	14,055	118,341	312,991
Projected Growth	-0.6%	-0.2%	0.4%
2027 AHI	\$136,052	\$127,295	\$117,122

AmCap
INCORPORATED

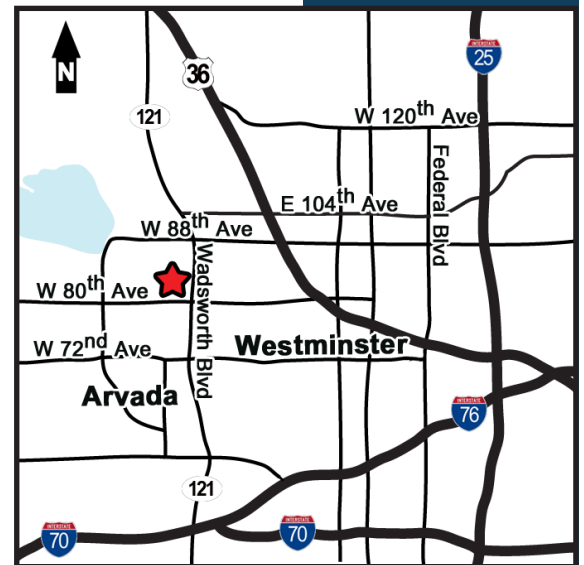
Corporate Headquarters
333 Ludlow Street
South Tower, 8th Floor
Stamford, CT 06902
203-327-2001

Leasing Information
AmCap Properties, Inc.
950 South Cherry Street, 1120
Denver, CO 80246
303-321-1500

www.AmCap.com



TENANT:	SUITE ID:	SF:	TENANT:	SUITE ID:	SF:
King Soopers Marketplace		119,931	AVAILABLE	B3	1,582
Jewelfire Diamonds	A1	1,250	Modest Nail	B6	844
Orangetheory Fitness	A2/3	3,257	3-S Liquors	B7	3,300
Dojo Source	A4	1,346	Noodles & Co.	C1	2,000
Rush Bowls	A5	1,132	Einstein Bros. Bagels #3907	C2	1,600
Gigantic Cleaners	A6	1,047	Petco	E	16,280
Dave's Shoe Repair	B1	891	PNC Bank	Pad	3,500
Qdoba Mexican Grill	B2	2,127		TOTAL SF:	160,087





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