

INDIAN TREE SHOPPING CENTER

7705 WADSWORTH BLVD., ARVADA, COLORADO 80003



DEMOGRAPHICS - 2021

Area	Daytime Population	Population	Avg. HH Income
1-MILE	9,890	12,910	\$ 86,930
3-MILE	106,532	130,753	\$ 79,789
5-MILE	253,340	306,902	\$ 82,378

TRAFFIC COUNTS (two-way):

53,000 cars per day on Wadsworth Blvd.

FEATURES

Great Wadsworth Blvd. access and visibility

High traffic volumes (53,000 VPD)

Abundant parking

Monument signage available

Grocery anchored center

Strong mix of local & national Tenants

JOIN:



303.399.2555

www.gartproperties.com

Derek Henry

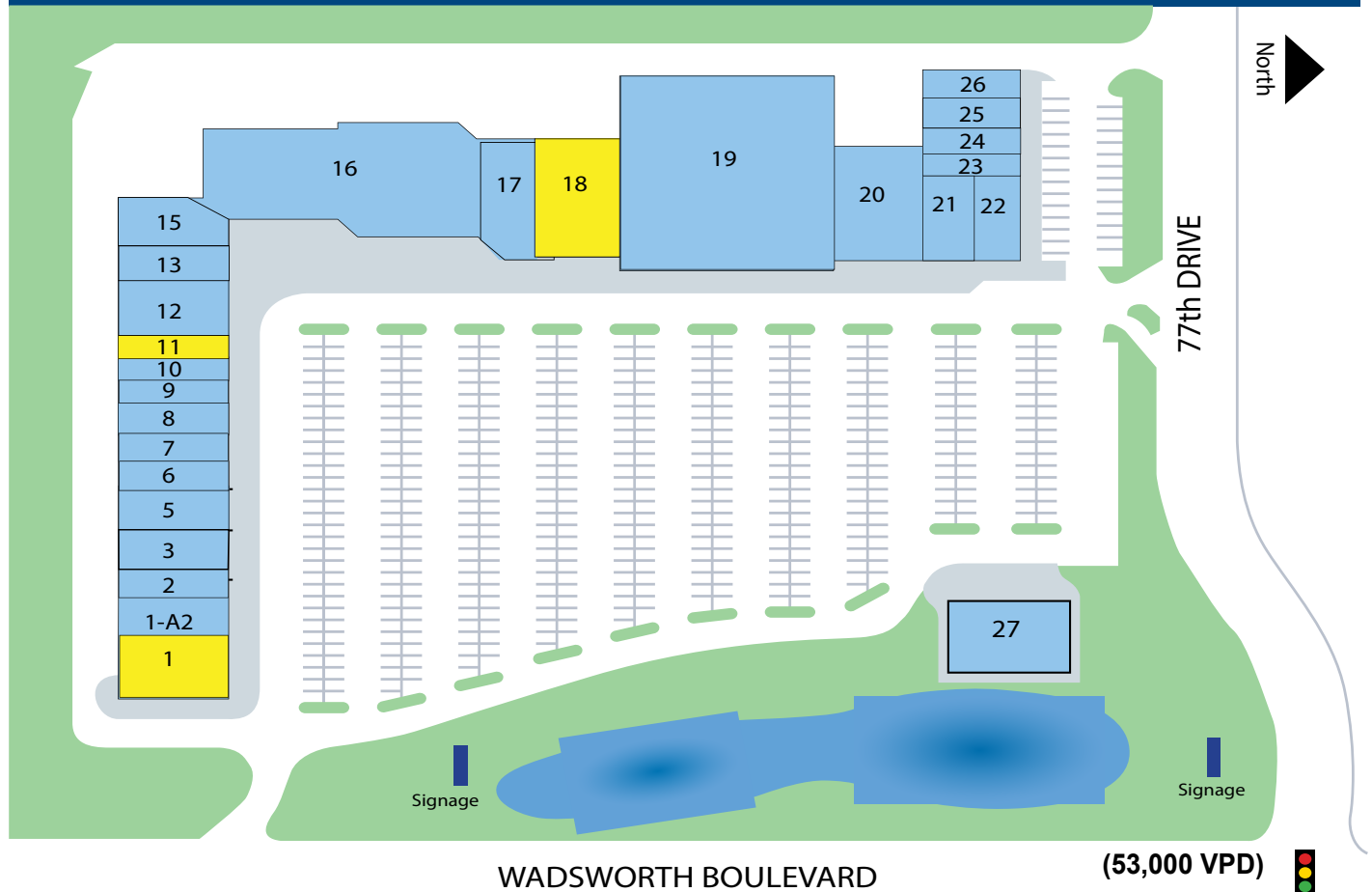
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1	AVAILABLE	4,999 SF			
1A 2	Hand & Stone Massage	2,981 SF	15	Code Ninjas	2,313 SF
2	Sasuke Ramen	1,315 SF	16	Christy Sports	17,667 SF
3	Foxy Nails & Lash	2,678 SF	17	Beyond the Blackboard	3,792 SF
5	My Gym	2,560 SF	18	AVAILABLE	6,500 SF
6	Bentley's Pet Stuff	2,028 SF	19	Sprouts Farmers Market	28,000 SF
7	Papa Murphy	1,265 SF	20	Sherwin Williams	6,033 SF
8	Smoker Friendly	1,265 SF	21	Royal Liquor	2,912 SF
9	Weight Wathers	1,955 SF	22	Fantastic Sams	1,548 SF
10	Ka-Gina Beads	1,233 SF	23	Pridestaff	1,394 SF
11	AVAILABLE	1,500 SF	24	Planned Parenthood	2,928 SF
12	The Modern Salon Studio	5,200 SF	25	Children's Music Academy	2,213 SF
13	Club Pilates	1,920 SF	26	Salon Centric	2,213 SF
			27	Panera Bread	5,400 SF



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