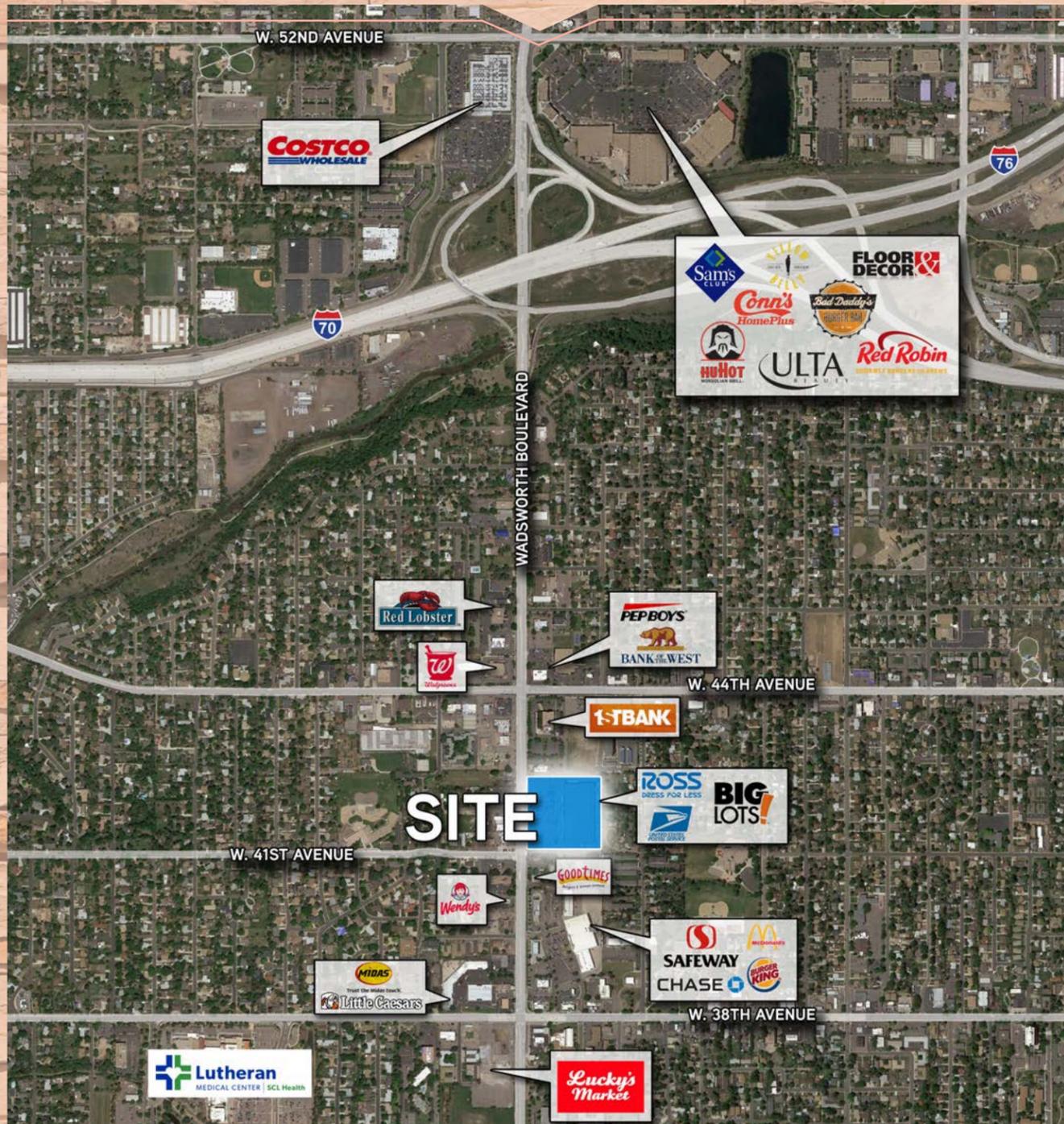


TIME SQUARE
SHOPPING CENTER



4230 WADSWORTH BLVD.
WHEAT RIDGE, CO 80033



Jason F. Kinsey
303 283 4598
jason.kinsey@colliers.com

Brady Kinsey
720 833 4618
brady.kinsey@colliers.com

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

RETAIL SPACE > FOR LEASE



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TOTAL
AVAILABLE

16,256-28,140 SF

LEASE
RATE

CONTACT BROKER

NNN

\$2.79/SF



Located just northeast of new mixed-use development and Exempla Lutheran Medical Center



High population & traffic counts

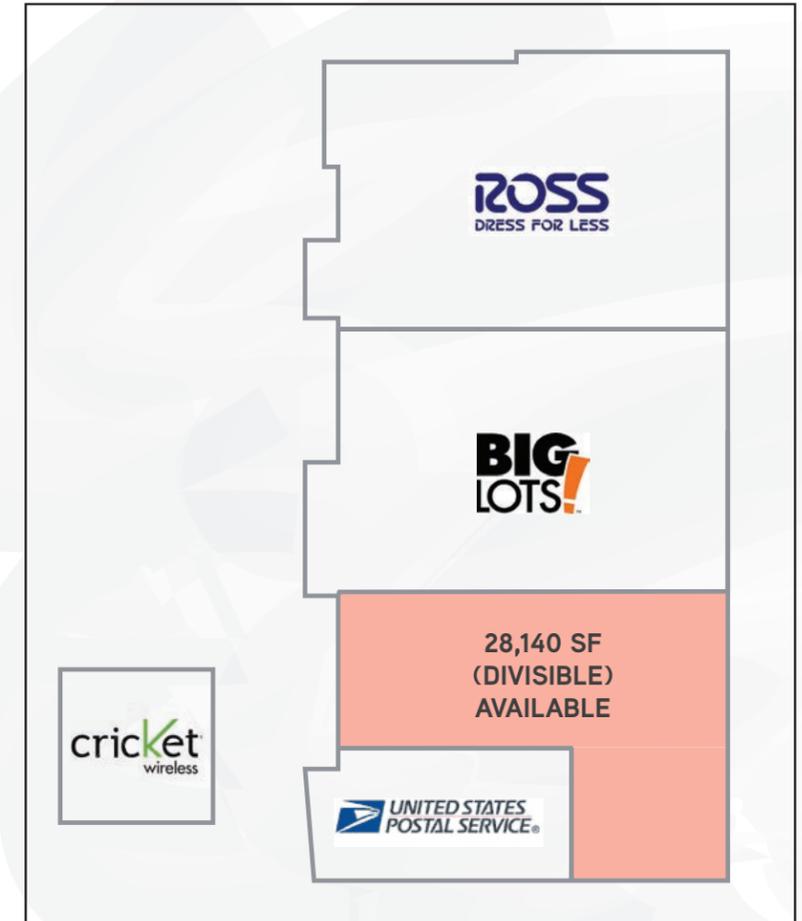


Successful national co-tenants



Wadsworth Boulevard

West 44th Avenue



TRAFFIC COUNTS

43,000 VPD

Wadsworth Boulevard South of W. 44th Avenue

44,500 VPD

Wadsworth Boulevard North of W. 38th Avenue

MPSI 2016 Estimates

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	12,493	129,638	347,649
Average HH Income	\$64,193	\$71,370	\$76,971
Daytime Population	14,182	119,701	389,579

ESRI 2017 Estimates

TIME SQUARE
SHOPPING CENTER

