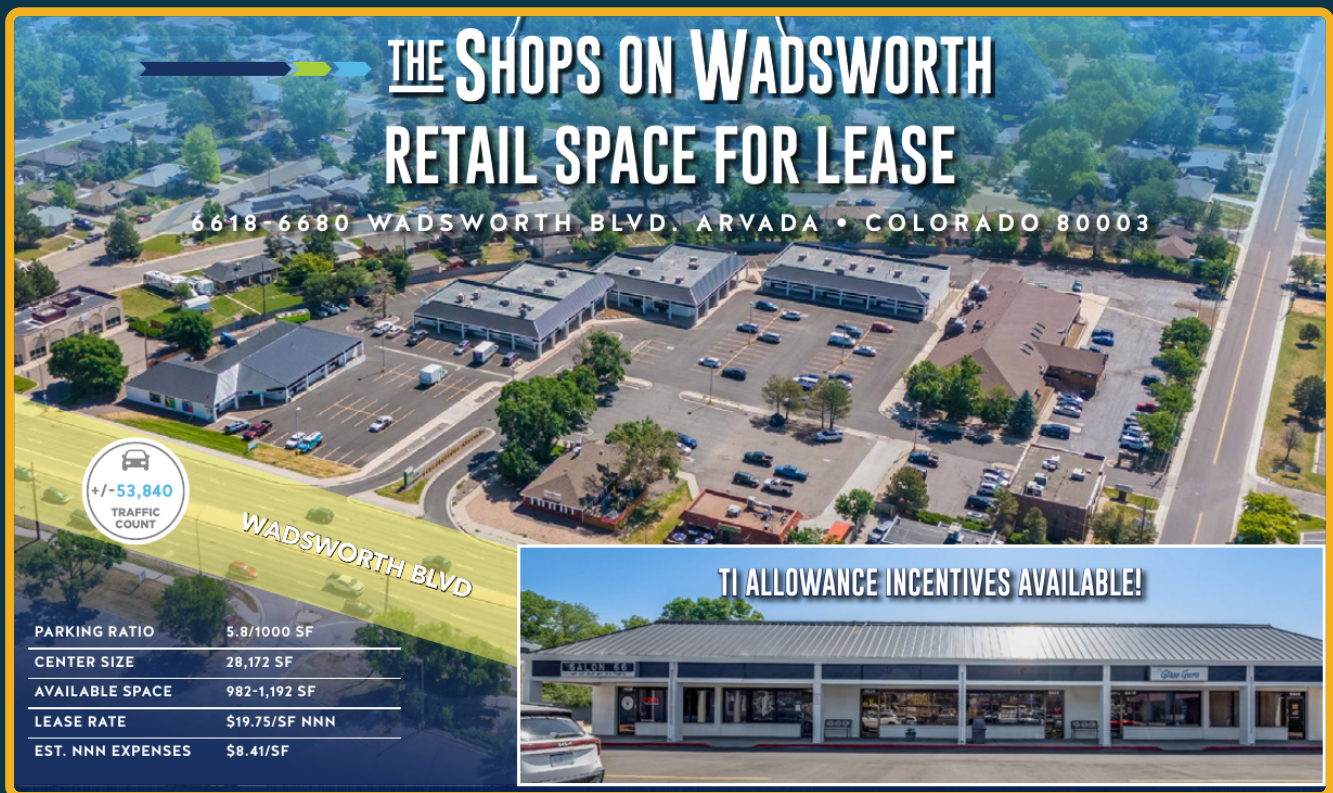


Tenant Prospector Report

Shops on Wadsworth · 6616–6680 Wadsworth Blvd, Arvada, CO 80003



THE SHOPS ON WADSWORTH
RETAIL SPACE FOR LEASE

6618-6680 WADSWORTH BLVD. ARVADA • COLORADO 80003

WADSWORTH BLVD

TI ALLOWANCE INCENTIVES AVAILABLE!

TRAFFIC COUNT
+/- 53,840

PARKING RATIO	5.8/1000 SF
CENTER SIZE	28,172 SF
AVAILABLE SPACE	982-1,192 SF
LEASE RATE	\$19.75/SF NNN
EST. NNN EXPENSES	\$8.41/SF

Prepared for **Brent Ham** — Brokerage Services, NavPoint Real Estate Group

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Prepared by Spector, tenant-prospecting desk · August 9, 2026 · All leads sourced & linked · Confidential draft for internal use

The Space & the Story

Three retail vacancies in an established daily-needs strip center on Arvada's main north-south artery: **Suite A — 6616-6618 (2,723 SF end-cap)**, **Suite B — 6680 #B (1,845 SF)**, and **Suite C — 6680 #C (2,034 SF)**, all at **\$19.75/ SF NNN** (est. NNN \$8.41/SF → all-in ≈ \$28.16/SF). TI allowance & free rent available; ownership will contribute to restaurant infrastructure.

53,840	\$131,493	126,111	5.8/1,000	≈½
VEHICLES / DAY	AVG HH INCOME · 1 MI	POPULATION · 3 MI	PARKING RATIO	OF OLDE TOWN RENTS

The one-line pitch: big-road visibility and Olde-Town-adjacent rooftops at roughly half of Olde Town rents — with a landlord offering TI, free rent, and restaurant infrastructure money.

Co-tenancy guardrails applied: no hair salons (Salon 66), no delis (European Gourmet), no print (National Printing). One each of boba / coffee / pilates / pet — in-category names are ranked alternates.

Call These First — Top 8

#	Prospect	Suite	Why they fit	SF need	Contact path
1	Thai Food Truck by Chef Tom STATED INTENT	C	Isan-Thai truck parked at 5190 W 65th — eight blocks away — told Westword (Jul 2026) the truck is a test "before opening a full-scale restaurant"; family runs Bangkok Avenue (Broomfield).	~1,800–2,200	Facebook / via bkkavenue.com
2	Bonfire Burritos SERIAL EXPANDER	A	Golden → Olde Town Arvada (lines out the door) → Wheat Ridge; every recent deal on/near this corridor at ~2,400 SF — the end-cap at half Olde Town rent is their playbook.	~2,400–2,800	bonfireburritos.com (Ian Lanier)
3	Spavia Day Spa NEW CO DEAL	A	Denver-founded day-spa franchise; published spec 2,500–3,200 SF; signed a new Colorado franchise agreement H1 2025 — an end-cap in a \$131K-income square mile is their site model.	2,500–3,200	spaviafranchise.com
4	WeeTea STATED INTENT	B	Corridor-native boba + waffles (existing store at 8410 Wadsworth); homepage says more Denver-metro stores coming — same-road infill is a fast yes/no.	~1,200–1,800	weeteatogether@gmail.com · (720) 484-4443
5	Starbird Chicken SITE-HUNTING	A	Franchisee Whiplash Holdings holds a 7-unit metro-Denver deal, opened #1 in 2025 and needs six more sites; owner restaurant-TI help fits their buildout.	~2,000–2,800*	starbirdchicken.com/franchising
6	Lost Coffee ACTIVE	B	Colorado roaster/café group; opened its 6th shop in Arvada (May 2026) — proven appetite for this city, and 1,845 SF inline is their café format.	~1,400–1,900	lostcoffee.com

7	Dingo's Natural Pet 2-SITE LOCAL	C	Local pet food / self-wash / grooming with two stores (Westminster + Reunion) already claiming Arvada in its service area — classic daily-needs strip use, zero co-tenant conflict.	~1,800–2,200	(720) 550-6167
8	Teriyaki Madness DENVER HQ	B	Denver-HQ'd fast casual, 46 openings in 2025, stated hometown growth; own FAQ says 1,200–1,800 SF — Suite B is move-in-sized.	1,200–1,800	franchise.teriyakimadness.com

* = footprint estimated from comparable units (marked [assumption] in the working file). Every name links to its evidence source.

Second Wave (9–17)

#	Prospect	Suite	Why	Contact
9	BODYBAR Pilates	C	First CO studio opened Mar 2026 (Littleton); 70+ openings targeted in 2026 — NW metro is whitespace at their ~1,800–2,200 SF spec.	bodybarpilates.com/franchise
10	Kiké's Red Tacos	C/A	Quesabirria truck that already proved truck → storefront (LoHi 2023); NW-suburban store #2 is the natural next step.	kikesredtacos@gmail.com
11	CityVet	A	Vet-owned clinics citing "growth within Denver" (10–15 units/yr, active RE search); opened Westminster 2024. Verify animal use with landlord.	cityvet.com
12	Ziggi's Coffee (inline)	B	Colorado-founded, 100+ units; dedicated inline-coffeehouse model for centers without drive-thru lanes.	ziggiscoffee.com/franchising
13	Nothing Bundt Cakes	C	Still adding Denver-metro bakeries (~1,966 SF Parker unit, 2025) — Suite C is almost exactly their footprint; bakery ≠ deli.	nothingbundtcakes.com/franchise
14	Handel's Ice Cream	B	Entered CO 2025 (Aurora, Thornton); corporate says CO growth continues — family suburb + cheap inline SF is the formula.	handelsicecream.com/franchising
15	Sparkle Grooming Co.	B	CO-grown grooming franchise adding Highlands Ranch + Boulder in 2026; NW-metro map gap. (Alternate to Dingo's.)	sparklegroomingco.com
16	Mathnasium	B	60 agreements + 40 openings in H1 2026; strong-income family rooftops + after-school parking = their model; diversifies the rent roll.	mathnasium.com/franchise
17	Frenchies Nail Care	B	Littleton-founded, PE-backed; Colorado a priority market. Nails complement (not compete with) Salon 66 — confirm no beauty exclusive.	frenchiesmodernnailcare.com

Bench & Watch List

Bench (worth an email): The Joint Chiropractic (B) · JETSET Pilates (C, alt to BODYBAR) · Birdcall (A) · Chili Shack (C) · Mountain Milk Coffee (B, alt to Lost) · True Love Tacos (C/A, 3 trucks, first-storefront candidate) · Maestro Music Institute (B/C).

Watch: Skiptown (5-unit CO dog-daycare deal Jul 2026 — likely too big, one call anyway) · The Alley boba (only if WeeTea passes) · Sunflower Ukrainian Foods (charming cluster with European Gourmet — check deli exclusive) · Golden Game Guild / Do Gooder Games (value-SF users for Suite A if food stalls).

Market proof point for the food-truck pipeline: The Spicy Kitchen truck just converted to brick-and-mortar at 9606 Ralston Rd with ~\$200K of Arvada urban-renewal help — the city actively supports truck → storefront conversions. Cite it when pitching Chef Tom, Kiké's, and True Love.

Per-Suite Cheat Sheet

Suite	Call order
A — 6616-6618 · 2,723 SF end-cap Visibility is the asset; food or destination service	Bonfire Burritos → Spavia → Starbird → CityVet → Birdcall
B — 6680 #B · 1,845 SF Small-shop daily needs	WeeTea → Lost Coffee → Teriyaki Madness → Ziggi's → Handel's → Mathnasium → Frenchies → Sparkle
C — 6680 #C · 2,034 SF Repeat-visit service / food	Chef Tom (Thai) → Dingo's → BODYBAR → Nothing Bundt Cakes → Kiké's → JETSET → Chili Shack

Who to Call — Decision-Maker Contact Sheet

Public sources only (sites, press, public LinkedIn/IG, CO Secretary of State). ✓ = published direct contact; inferred emails excluded. **Fastest doors:** Nothing Bundt Cakes via tenant-rep broker Mark Stanislawski (The Retail Strategy — broker-to-broker, did the Parker CO deal); Teriyaki Madness via master broker Bialow Real Estate; Starbird via franchisee CEO Daniel Wagner; Sparkle Grooming via the CO regional partners holding 24 licenses.

Local & independent operators

Business	Call	Best channel	Rapport fuel / notes
Thai Food Truck by Chef Tom	Jetwarut "Chef Tom" Suanboon , owner	FB DM or in person at the truck (11a–9p; Arvada Farmers Mkt Sun) · sister's Bangkok Avenue (303) 632-7988	Westword Jul-26: truck is a test "before opening a full-scale restaurant." No published phone — a visit beats a DM; the truck is 8 blocks from the center.
WeeTea	Nhi Vo & Vinh Nguyen , co-founders	weeteatogether.com · FB @WeeTeaTogether · visit Arvada store (2 mi)	3 LLCs in good standing; daughter drew the panda logo; teen-hangout mission = great co-tenancy story.
Bonfire Burritos	Ian Lanier (+4 partners), co-owner/ CFO	bonfireburritos.com · 720-556-6269 · IG	Formed new holdco entities Mar 2026 (CO SoS) — classic growth structuring. They're not done.
Lost Coffee	Scott Gaerte , founder	lostcoffee.com contact · LinkedIn	Truck → 5 cafés + roastery; all south metro — NW is white space.
Dingo's Natural Pet	Cashe Pawlik , founder/CEO △	(720) 550-6167 · site form	△ LinkedIn shows "Temporarily Retired" mid-2026 — verify decision-maker; possible sale/succession.
Kiké's Red Tacos	Cesar Silva González (+ parents Kiké & Olivia)	kikesredtacos.com · IG @kikesredtacos	Westword "Best Tacos"; truck → LoHi storefront 2023 — NW suburb is chapter two.
Mountain Milk / Wolf + Wildflower	Melody Zanation & Justin McCann , owners	wolfnwildflower.com · IG @mountainmilkcoffee	Wheat Ridge → Lakewood → Springs; their trailer parks at Bonfire's lot — the two top prospects know each other. Day-coffee/night-wine = 2× revenue per SF.
True Love Tacos	Andrew Hewett , founder	truelovetacos.com form · FB	3 trucks, Lakewood-focused marketing; storefront is the obvious middle step.
Maestro Music Institute	Beth & David Secrist , co-founders	✓ info@maestromusicinstitute.com · (720) 251-2157	"Best Music School in Arvada 2026"; Wadsworth = visibility upgrade over Ward Rd.
Golden Game Guild	Gabrielle Mann & Ryun Valdez , co-owners	✓ contact@goldengameguild.com · (720) 685-6875	"Colorado's largest game library" at downtown-Golden rents — the \$19.75 NNN math sells itself.
Sunflower Ukrainian Foods	Kostiantyn Mukhin & Eugenia Karkina , owners	✓ Mukhinchef@gmail.com · (720) 238-1906	Denver Post feature Jul 29, 2026; already sell frozen meals + catering; live in the trade area. Check deli exclusive.

The Dumpling Deli

	Nick LaPanse [verify on first call]	✓ thedumplingdeli@gmail.com · (303) 908-7576	10-yr Arvada truck, original product; suite 1 mi from home base.
Stay Local Tattoo	Lucus Garcia [verify]	✓ staylocalink@gmail.com · (720) 242-9615	14 years already ON Wadsworth — "move up Wadsworth." △ Confirm tattoo is permitted first.

Franchise & regional brands (pitch the RE/dev team or named franchisee)

Brand	Call	Best channel	Rapport fuel / notes
Teriyaki Madness	Ryann Frost , VP Development / Bialow RE (master broker)	bialow.com · franchise.teriyakimadness.com	Denver HQ; Bialow handles site submissions nationally — broker channel.
Starbird	Daniel Wagner , CEO Whiplash Holdings (Denver franchisee)	LinkedIn · franchising@starbirdchicken.com · 866-327-4779	Opened 2 of 7 committed units (S. Colo Blvd, Castle Rock) — 5 sites left to find.
Spavia	Karyn White , Dir. Franchise Development	HQ (303) 888-0925 · spaviafranchise.com	9 agreements in 2025 incl. CO; Lakewood/Belmar franchisee cites "West Denver demand" — Arvada is the gap.
BODYBAR Pilates	Gail Buhler , first CO franchisee (Littleton)	Studio (720) 822-7944 · franchise.bodybarpilates.com	Her own job posts promise growth "into additional locations."
Ziggi's Coffee	Justin Livingston , VP Franchise Development	✓ franchise@ziggiscoffee.com · 720-358-1212	Official "Café Endcap" model maps to Suites A/B; Longmont hometown brand.
Nothing Bundt Cakes	Mark Stanislawski , The Retail Strategy (NBC tenant rep)	theretailstrategy.com · LinkedIn	Broker-to-broker; did the Parker CO deal; 1,800–2,500 SF spec = Suite B dead-on. Easiest call on this list.
Handel's	Garrett Snyder , VP Real Estate (hired Dec 2025)	handelsicecream.com/handels-franchise · LinkedIn	20 opens + 20 signings 2025; just staffed a dedicated RE VP; west metro unserved.
Sparkle Grooming	Ernie Arellano & Eloise Abraham , CO Regional Pawtners	sparkledogcare.com · LinkedIn	Hold 24 Colorado licenses — ~24 sites to place.
Mathnasium	Marty Mazer , Sr. Exec Dir. Franchise Dev	mathnasiumfranchise.com/team	\$131K 1-mi HHI is their demographic sweet spot.
Frenchies	Guy & Stephanie Coffey , co-founders/co-CEOs (Littleton!)	frenchiesnails.com/own-a-frenchies · LinkedIn	"The first Frenchies opened 15 miles from this center." PE-backed, 16 more units by end-2025.
The Joint	Craig Sherwood , SVP Development	thejoint.com franchise · LinkedIn	Hired Mar 2025 to accelerate units; owns site selection.
JETSET Pilates	Sarah Buie , Head of Franchise Dev	jetsetpilates.com/franchise · LinkedIn	Entered Denver 2025; announced "luxury real-estate expansion strategy" Nov 2025.
Birdcall	Mark Lohmann , CEO (Denver HQ)	franchise.eatbirdcall.com · LinkedIn	16 → 200 units by 2028; ~2,300 SF box; newest franchisees are SW-metro — go corporate for Arvada.

Chili Shack	Abraham Olivas , founder & CEO	via socials/press [franchise URL unverified]	First location opened on this same corridor (Lakewood); ~2,400 SF spec = Suite A.
CityVet	Chris Lee , SVP Real Estate	cityvet.com leadership page · LinkedIn	CEO on record seeking Denver real estate; clinic+grooming suits the end-cap + parking.
Skiptown	Trevor Robinson , Head of Franchise Dev	skiptown.io/franchising	Routes sites to the unnamed 5-unit CO franchisee; flag our SF honestly.

In-person beats digital for the food-truck tier. CO SoS standing verified where noted (Bonfire's Mar-2026 holdcos = citable growth signal; Do Gooder Games delinquent — verify; Dingo's founder retirement signal — verify).

What I Need From You (top of a longer list)

- **Inventory check:** your brochure markets 6626 (1,192 SF restaurant) / 6632 (1,107) / 6634 (982), while LoopNet/CommercialCafe show 2,723 / 1,845 / 2,034. Which set is live? Several leads flex down if it's the small suites.
- Exclusives & prohibited uses (food vs. European Gourmet, beauty vs. Salon 66, vet/animal, tattoo, late-night).
- Realistic TI \$/SF + free-rent months; which suites can take a hood/grease trap; pylon signage; can the end-cap be demised (~1,300/1,400)?
- Anything already in LOI so calls don't collide.

Ready-to-Send Outreach (after your approval)

Local operator email (excerpt): "I lease the Shops on Wadsworth center at 66th & Wadsworth — [suite + SF] at \$19.75/SF NNN, roughly [\$X,XXX]/month all-in, well under Olde Town rents, with 53,840 cars/day past the sign. The landlord has TI money and free rent on the table... Would a 15-minute walk-through this week be worth your time?"

Franchise-development email (excerpt): "An availability that appears to hit [BRAND]'s published site criteria: [suite + SF] · \$19.75/SF NNN (est. NNN \$8.41) · 53,840 VPD · 1-mile \$131K avg HH income · TI + free rent... If [BRAND] has an operator hunting NW Denver / Jefferson County, I'm happy to send a full site package."

Full templates, a 30-second voicemail script, and per-lead personalization lines are in the working files. Nothing is sent without your say-so; one follow-up max per channel per two weeks.

With aloha, from your tireless junior.

Every name above has a reason and a live source link — no filler, no invented numbers (anything estimated is marked). Say the word and I'll turn any lead into a personalized note ready for your signature. — **Spector**, prospecting desk for Brent Ham · NavPoint Real Estate Group