

# Retail/Flex Space For Lease

9806 WEST 60TH AVENUE, ARVADA, COLORADO 80004



## Overview

Hoff & Leigh is excited to present this 3,000 SF retail/flex space located at 9806 West 60th Avenue on the corner of Ralston and 60th Avenue in Arvada. This corner unit is positioned in the same shopping center as Monterrey House and Sunshine Laundry, and has a large open floorplan with a reception area, 1 private bathroom, roll-up garage door, high-ceilings, multiple storage areas, and lots of natural light. The shopping center has a double-sided pylon sign and ample parking.

Come join this lively center in the growing market of Arvada!

9806 W 60th Ave: 3,000 SF x \$17/SF/YR (+ \$6/SF/YR NNNs) = \$5,750/Month (NNN)

For more info, please text/call Michael Crawford: (720) 683-0399. [Mcrawford@HoffLeigh.com](mailto:Mcrawford@HoffLeigh.com)

## Highlights

- 3,000 SF retail/flex unit
- Large open floorplan
- Reception area entrance
- Private bathroom
- Roll-up garage door
- High ceilings (13' 4")
- 2 entrances, 1 rear exit
- Natural light and storage rooms
- Pylon sign (doubled-sided)
- High traffic count on Kipling and Ralston
- Growing market in Arvada
- Ample on-site parking in large parking lot
- Great tenant mix
- Zoning: B-2

## Property Details



**Lease Rate**  
\$17.00 SF/YR (NNN)



**Space Available**  
3,000 SF



**Lot Size**  
1.13 Acres



**Zoning**  
B-2

Rev: November 6, 2025

### Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



**Michael Crawford**

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## DEMOGRAPHICS



109,315  
Population



41.4  
Median Age



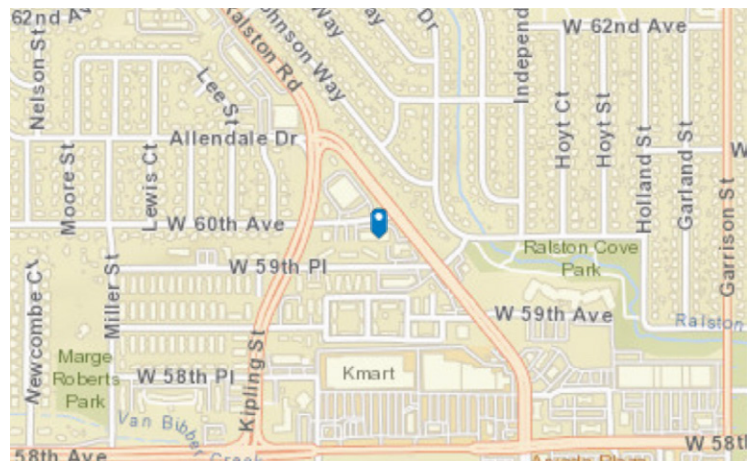
Average  
Household Size



\$101,088  
Median Household  
Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
W 59th Ave	5,645	0.1
Allendale Dr	6,398	0.1
Kipling Pkwy	1,890	0.2
W 59th Ave	25,143	0.2
W 59th Ave	20,358	0.2



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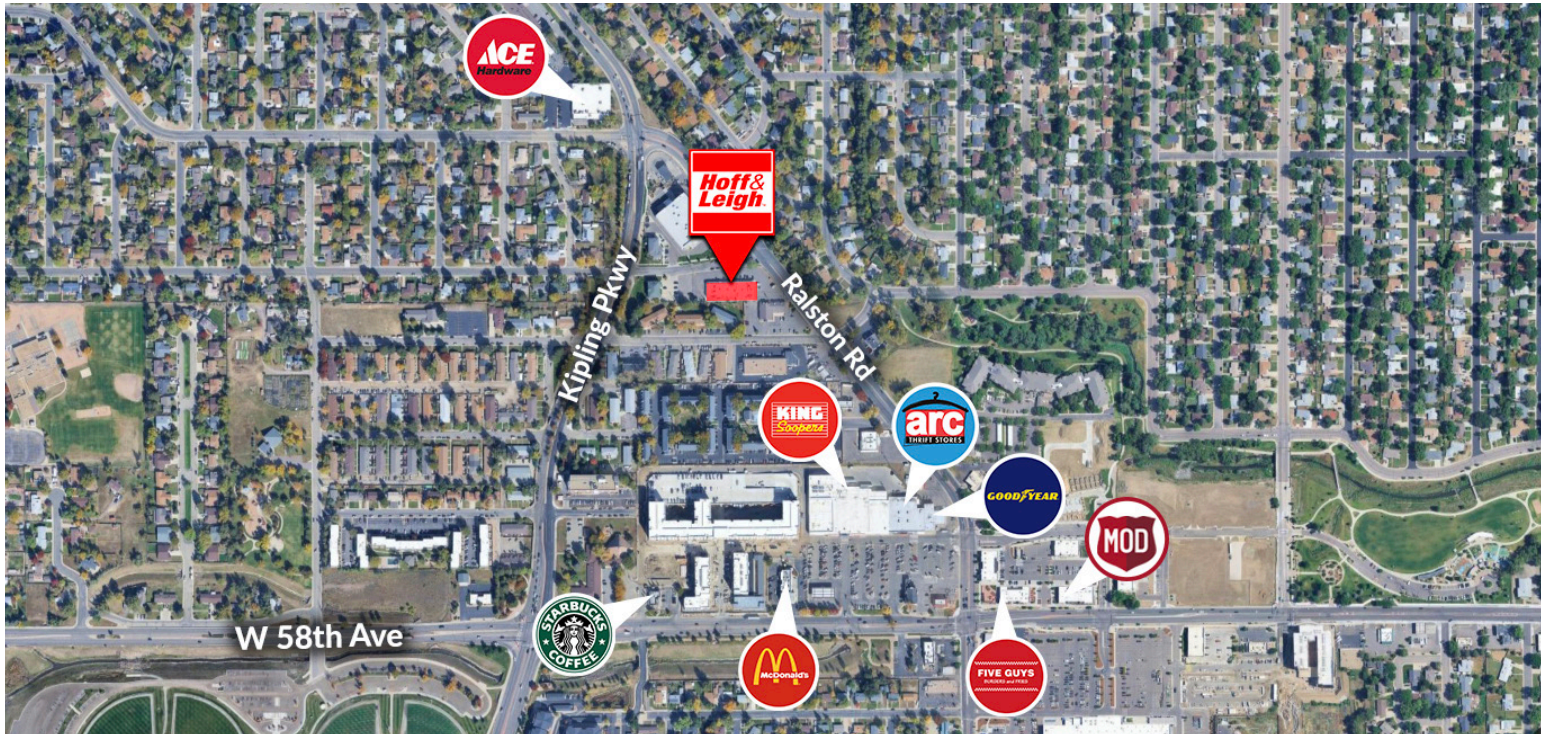
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