



SEC 90TH AVENUE & INDIANA STREET | ARVADA, CO 80007

RETAIL PADS FOR LEASE OR BUILD-TO-SUIT



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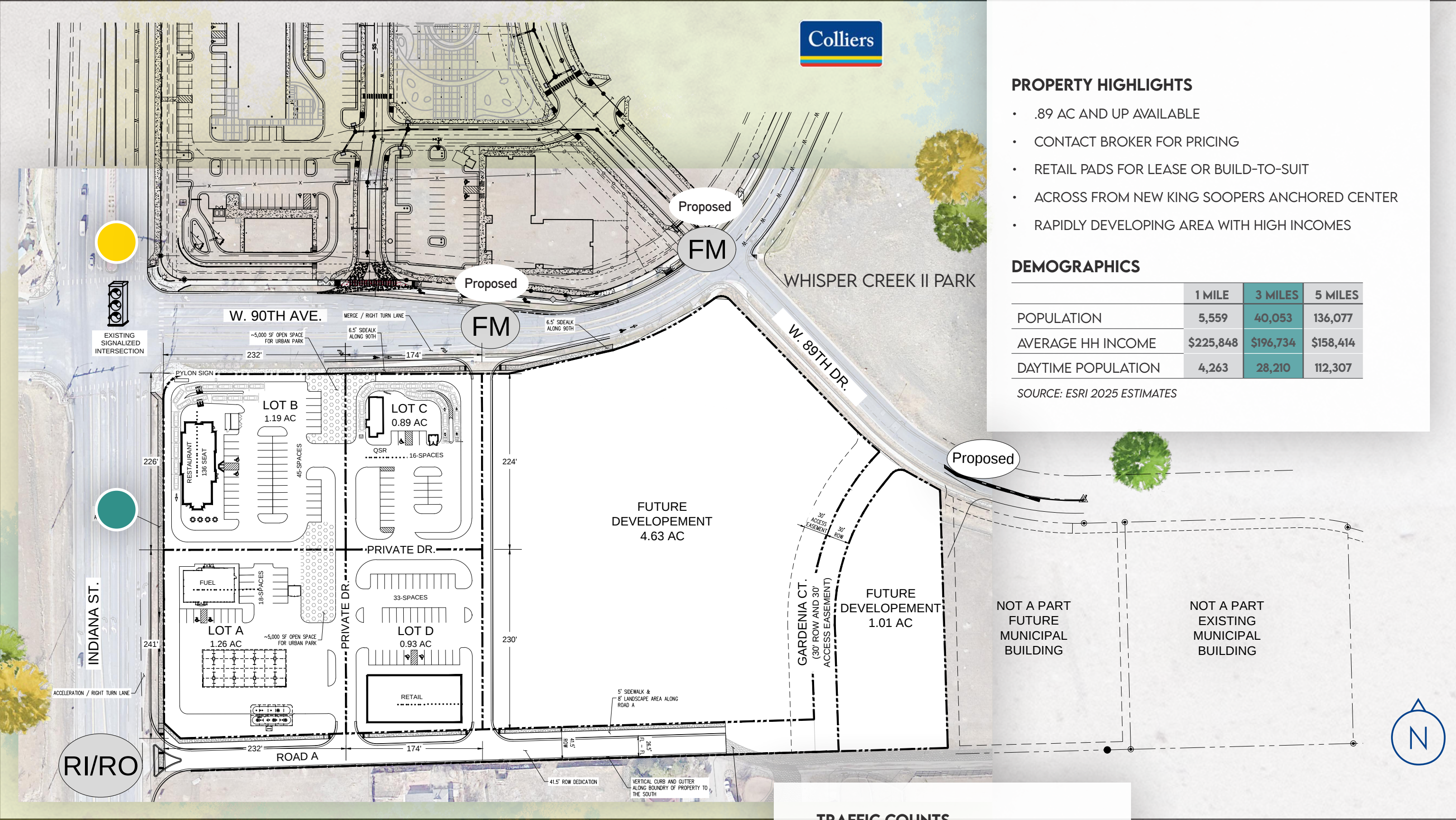
PROPERTY HIGHLIGHTS

- .89 AC AND UP AVAILABLE
- CONTACT BROKER FOR PRICING
- RETAIL PADS FOR LEASE OR BUILD-TO-SUIT
- ACROSS FROM NEW KING SOOPERS ANCHORED CENTER
- RAPIDLY DEVELOPING AREA WITH HIGH INCOMES

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,559	40,053	136,077
AVERAGE HH INCOME	\$225,848	\$196,734	\$158,414
DAYTIME POPULATION	4,263	28,210	112,307

SOURCE: ESRI 2025 ESTIMATES



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TRAFFIC COUNTS

INDIANA STREET SOUTH OF 90TH AVENUE	21,383 VPD
INDIANA STREET NORTH OF 90TH AVENUE	14,590 VPD

SOURCE: MPSI 2025 ESTIMATES