



# Whisper Village

RETAIL LAND & IN-LINE  
NE CORNER OF WEST 90TH AVE. & INDIANA ST. | ARVADA



- ### PROPERTY HIGHLIGHTS
- > Available for lease, build-to-suit or sale
  - > Across from new King Soopers center
  - > High income area
  - > Under-served retail market
  - > Surrounded by over 6,000 new housing units in a 3 mile radius
  - > Pads have been delivered
  - > In-line building is now complete!



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DEVELOPED BY:  
**RICH**  
DEVELOPMENT ENTERPRISES, LLC

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# Whisper Village

RETAIL LAND & IN-LINE

CANDELAS  
OVER 19K UNITS  
1,500 AC

## Demographics

	1 MILE	3 MILES	5 MILES
Population	4,428	38,050	135,409
Average HH Income	\$225,033	\$198,891	\$157,990
Daytime Population	3,583	26,377	112,646

Source: ESRI 2025 Estimates

## Traffic Counts

Indiana Street South of  
W. 90th Avenue

21,383 VPD

Source: MPSI 2025 Estimates

## Site Information

Pad Site Size:	0.64 acres and up
Pad Ground Lease Price:	Contact Broker
In-Line Space:	2,300 SF
Retail Building Rates:	Contact Broker
Retail Pad Price:	Contact Broker
Estimated Pad Delivery:	Immediate



NEW RETAIL  
DEVELOPMENT  
COMING SOON!

In-line Available for Lease  
Last Retail Parcel for Sale

