



Whisper Village

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

CANDELAS OVER 19K UNITS
1,500 AC

Rocky Flats National Wildlife Refuge

CANDELAS MARKETPLACE
KING Soopers
Giordanos
Wendy's
STBANK
FREEDOM BY GORDON'S
SUSHI KURE
Whisper Creek DENTAL CARE
Bank of America
TACO BELL
brakes plus
O'Reilly
DISCOUNT TIRE
CANDELAS CAR WASH
MURPHY USA

NEW RETAIL DEVELOPMENT COMING SOON!

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
- Estimated in-line delivery is April 2025

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DEVELOPED BY:
RICH
DEVELOPMENT ENTERPRISES, LLC

Whisper Village

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Demographics

	1 MILE	3 MILES	5 MILES
Population	4,388	37,345	132,989
Average HH Income	\$252,307	\$212,213	\$166,194
Daytime Population	3,518	24,297	110,489

Source: ESRI 2024 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:	1,000 - 2,300 SF
Retail Building Rates:	Contact Broker
Retail Pad Price:	Contact Broker
Estimated Pad Delivery:	Immediate
Estimated In-Line Delivery:	April 2025

NEW RETAIL
DEVELOPMENT
COMING SOON!

In-line Available for Lease
Last Retail Parcel for Sale

In-line space for lease in one of the few
in-line buildings being delivered this year!

