



Designated Open Space

RESIDENTIAL DEVELOPMENT

- CANDELAS**
New/Under Construction 1,575 units
Planned/Approved 3,558 units
Under Review 204 units
- LEYDEN ROCK**
New/Under Construction 2,848 units
Under Review 32 units
- WHISPER CREEK**
New/Under Construction 575 units
Planned/Approved 272 units
- RALSTON CREEK TOWNHOMES**
Approximately 45 units
- RALSTON RIDGE**
Approximately 49 units
- CHERRYWOOD POINTE SENIOR LIVING**
Approximately 120 units
- 86TH & INDIANA**
Mixed-use with Approximately 72 units
- PARK RIDGE & VILLAGE OF FIVE PARKS**
Mixed-use with Approximately 66 units

**1,990 - 13,000 SF
RESTAURANT /
RETAIL SPACE
FOR LEASE**



**15177
CANDELAS
PARKWAY
ARVADA, CO 80007**

- Freestanding retail building
- Out-parcel of a King Soopers Shopping Center
- Under-served retail market
- Over 6,000 new housing units in a 3-mile radius

Contact Us:

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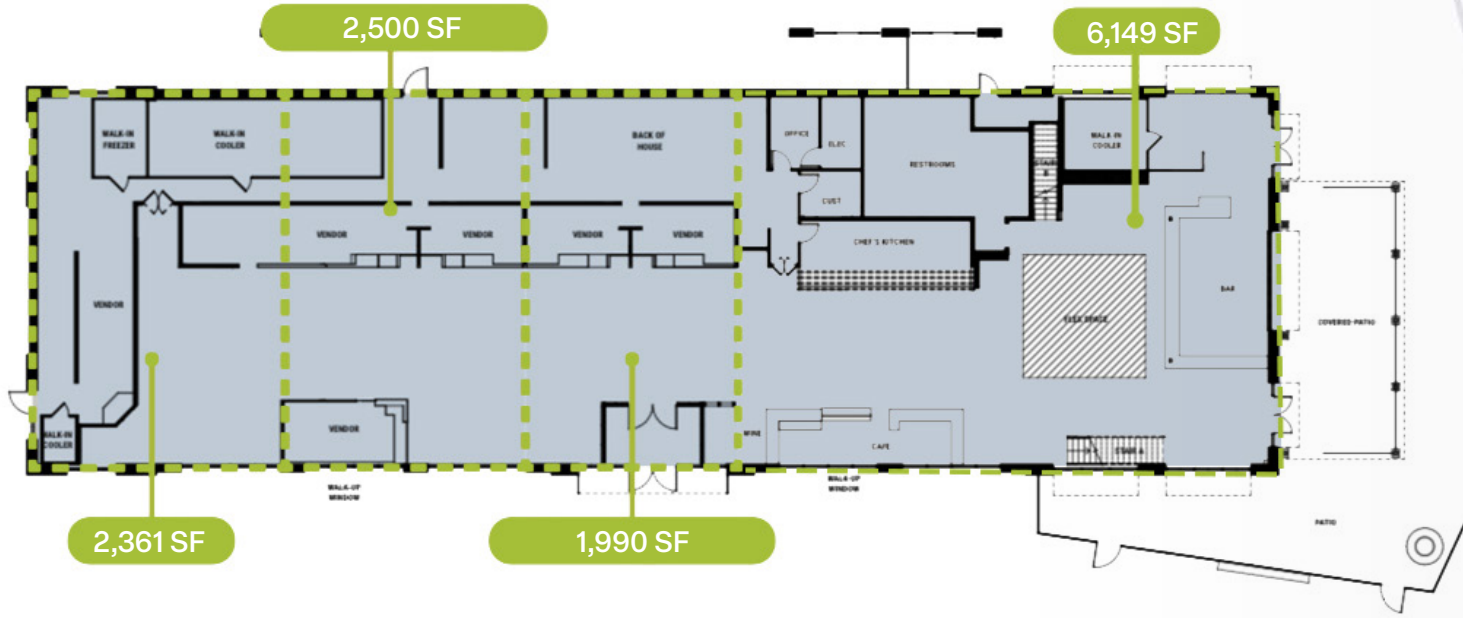
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PROPOSED DEMISING PLAN



- 1,990 SF - 13,000 retail space (demisable)
- 1,403 SF Mezzanine
- 3,500 SF patio with stage (holds up to 500 people)
- Currently operating as a Food Hall
- Rate: Contact Brokers
- NNN: \$18.00/SF

FOR LEASE

15177



TRAFFIC COUNTS

Indiana Street S/O Candelas Pkwy.: 16,013 VPD



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Total Population:	3,945	34,430	120,902
2024 Total Daytime Population:	3,068	22,549	101,478
Average Household Income:	\$251,151	\$218,541	\$173,578

Source: ESRI 2024 Estimates