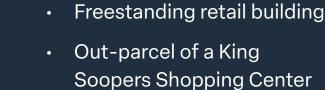




15177 **CANDELAS**

ARVADA, CO 80007

PARKWAY



- Under-served retail market
- Over 6,000 new housing units in a 3-mile radius

Contact Us:

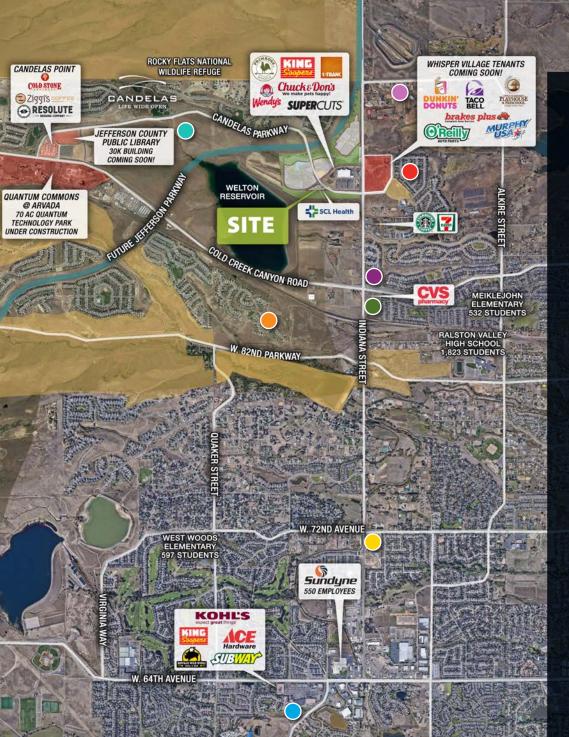
JAY LANDT

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LISA VELA

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



RESIDENTIAL DEVELOPMENT

Designated Open Space

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

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

4643 S. Ulster St. | Suite 1000 **Colliers** Denver, CO 80237 P: +13037455800



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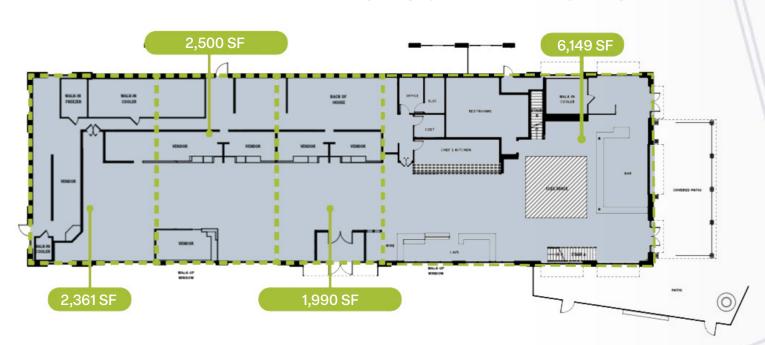
LISA VELA

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PROPOSED DEMISING PLAN



FOR LEASE

• 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



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