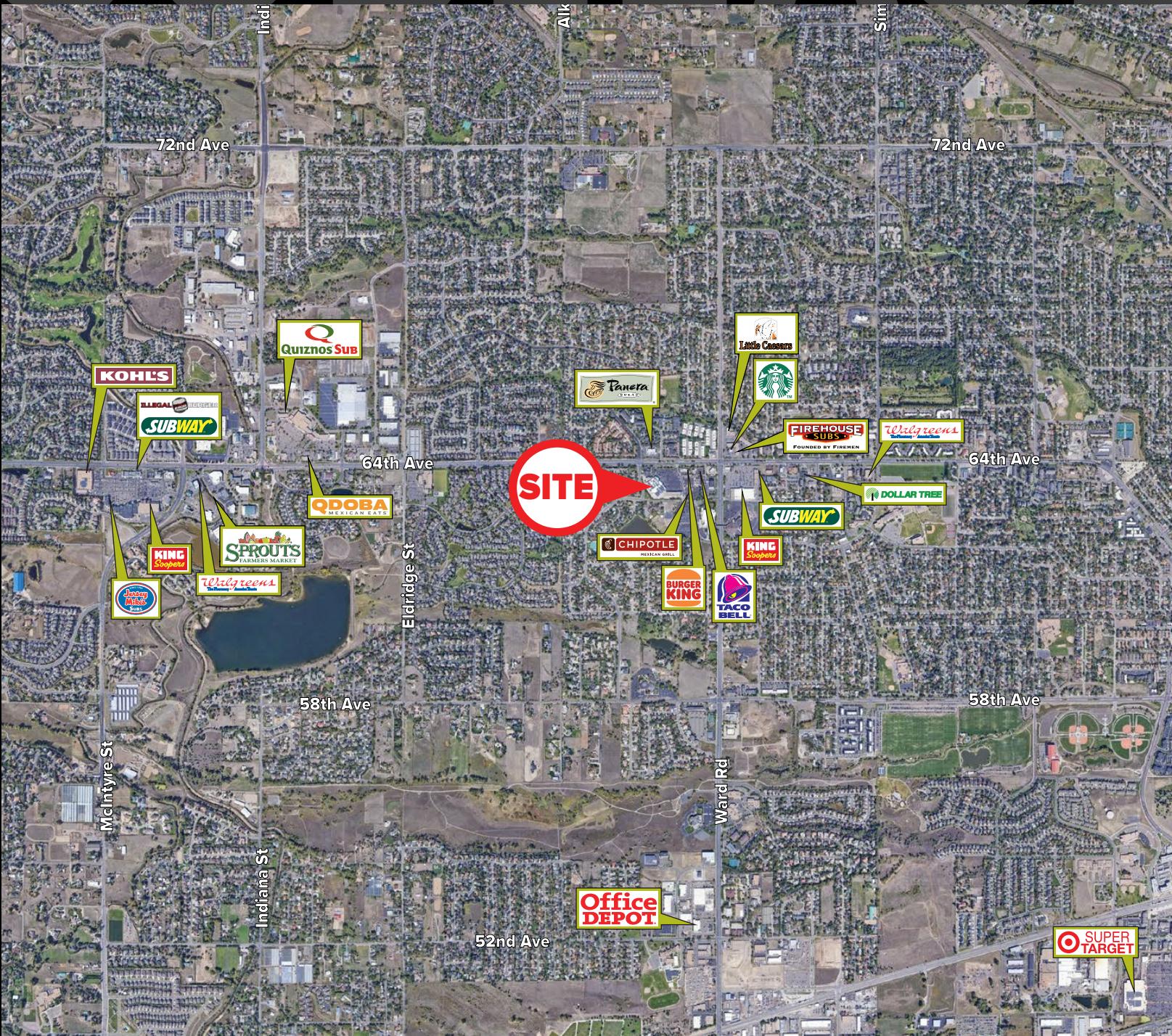


**LOCATION****DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
2022 EST. POPULATION	15,698	88,166	204,599
2027 PROJECTED POPULATION	15,736	90,362	209,575
2022 EST. DAYTIME POPULATION	8,814	57,453	149,773
2022 EST. AVG HH INCOME	\$113,248	\$125,660	\$119,942
2022 EST. HOUSEHOLDS	6,318	35,768	84,404
2022 EST. BUSINESSES	577	4,355	10,676

**TRAFFIC**

**64TH AVENUE**  
26,000 VEHICLES PER DAY

**WARD ROAD**  
32,000 VEHICLES PER DAY

**PARTNER XTEAM**  
RETAIL ADVISORS

**MEADOWLAKE VILLAGE CENTER**

SWC 64th Ave. &amp; Ward Rd // Arvada, CO

**17,746 SF SUBLEASE AVAILABLE****HIGHLIGHTS**

**ESTABLISHED INTERSECTION  
IN DESIRABLE ARVADA  
NEIGHBORHOOD**

**LIMITED LARGE SPACE  
AVAILABILITY IN TRADE AREA**

**UNIQUE OPPORTUNITY FOR JUNIOR  
BOX RETAILER**

**WILL CONSIDER NON-RETAIL USERS.**

**LEGEND**  
PARTNERS

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# 64TH & WARD ROAD

