



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. & 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



64th Ave

26,000 vpd

32,000 vpd

Ward Rd

63rd Ave

17,746 SF

STATE FARM  
INSURANCE

Arvada  
Driving School  
Pro Nails

BANK OF THE WEST  
BNP PARIBAS

BURGER KING

TACO BELL

PHILLIPS  
66

Animal  
Urgent  
Care

1STBANK

ups

Papa Murphy's  
TAKE 'N BAKE PIZZA

JIMMY  
JOHN'S

CHIPOTLE

PERFECT TEETH

Big Top  
Collectibles

Majestic  
Cleaners

Kumon

Ruby Coffee

Battery  
Patrol

Royal Thai  
Asian Grill

Sultan Grill