

# Retail Space for Lease

9812 W 60TH AVENUE, ARVADA, CO 80004

**PRICE REDUCED!**

**Explore Virtual Tour**



## Overview

Hoff & Leigh is excited to present this newly remodeled retail space located at 9812 West 60th Avenue on the corner of Ralston and 60th Avenue in Arvada. Positioned in the same center as Monterrey House and Sunshine Laundry with a double-sided monument sign, this 5,306 SF lower-level unit has 2 grade level entrances, 1 private office and 2 restrooms. There is a large open retail area with 8' 7" drop ceiling height, and a small office with 2-way mirror glass window. Lots of storage with an additional office/storage room with water shutoff, small storage room with HVAC equipment, large storage closet/hallway, and grade level storage area by double-door entrance.

Come join this lively center in the growing market of Arvada!

5,306 SF x \$12/SF/YR = \$5,306/Month FS Gross

For more info, please text/call Michael Crawford: (720) 683-0399

## Highlights

- Fresh Paint, New Flooring and Lights
- Monument Signage (Doubled-Sided)
- High Traffic Count on Kipling and Ralston
- Ample On-Site Parking in Large Parking Lot
- Great Tenant Mix
- Ceiling Height 8' 7"
- Lower-Level Unit

## Property Details



### Lease Rate

~~\$15.00 SF/YR (Full Service)~~  
**\$12.00 SF/YR (Full Service)**



### Space Available

5,306 SF



### Building Size

22,659 SF



### Lot Size

1.13 Acres



### Zoning

B-2

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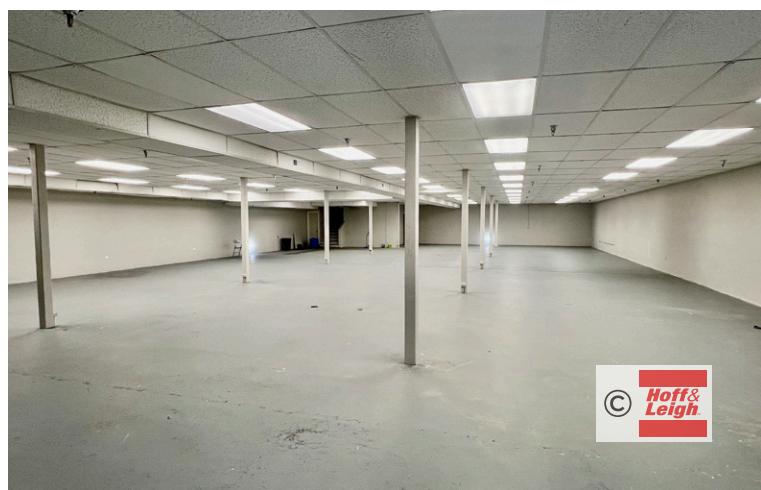
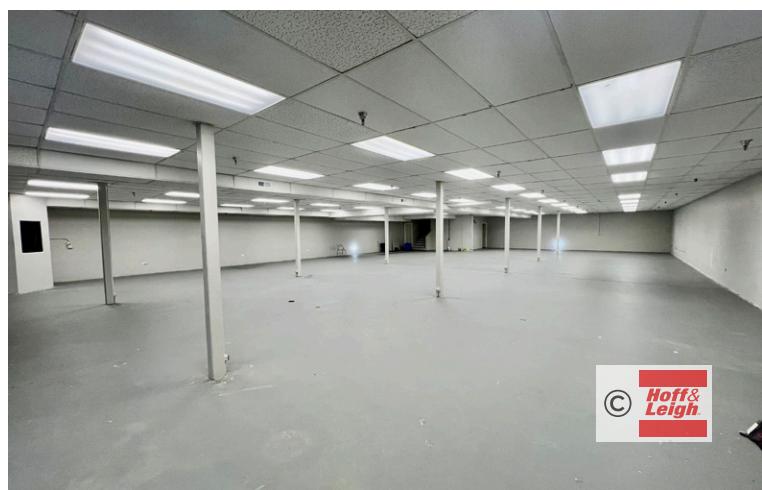
### Our Network Is Your Edge

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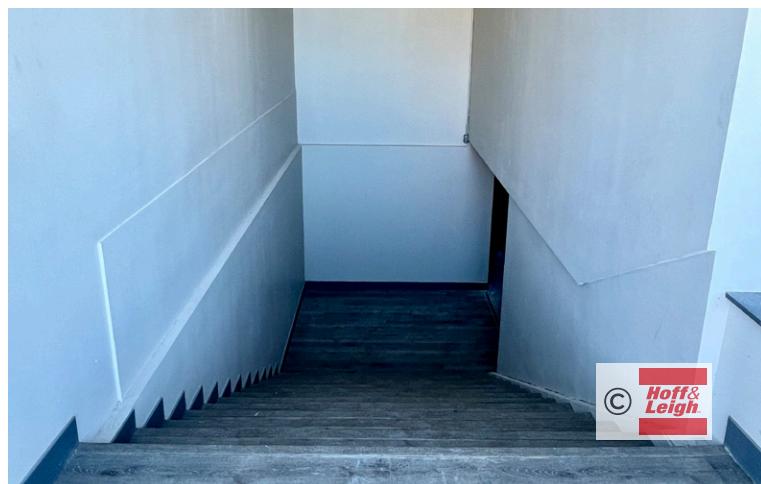
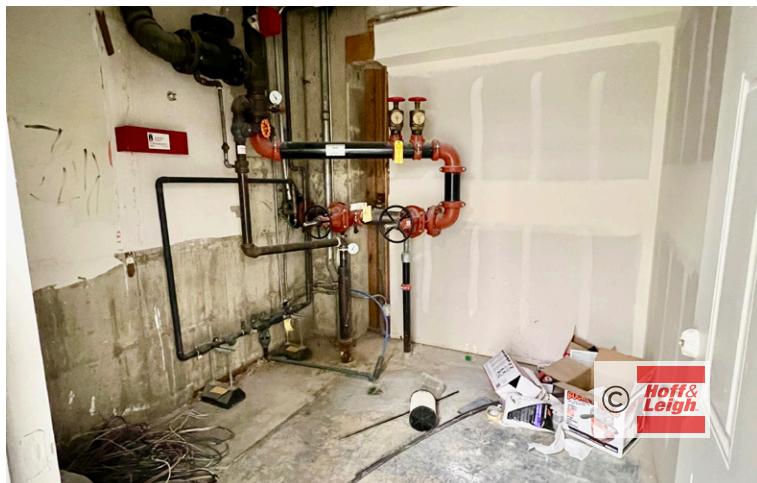
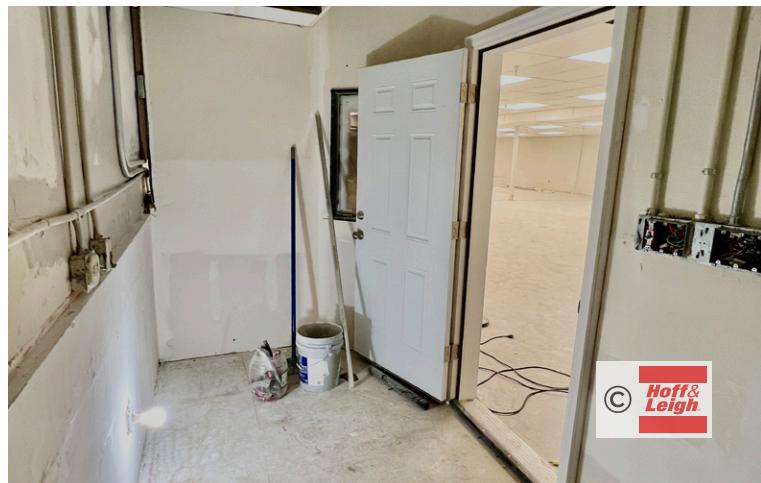
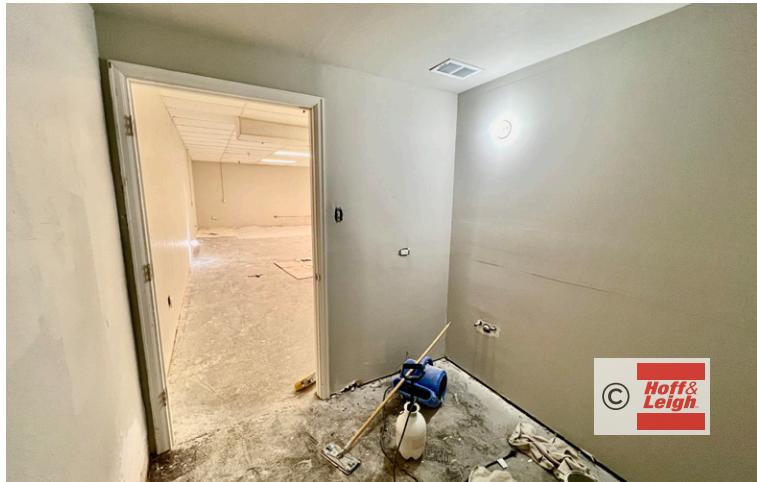


## Michael Crawford

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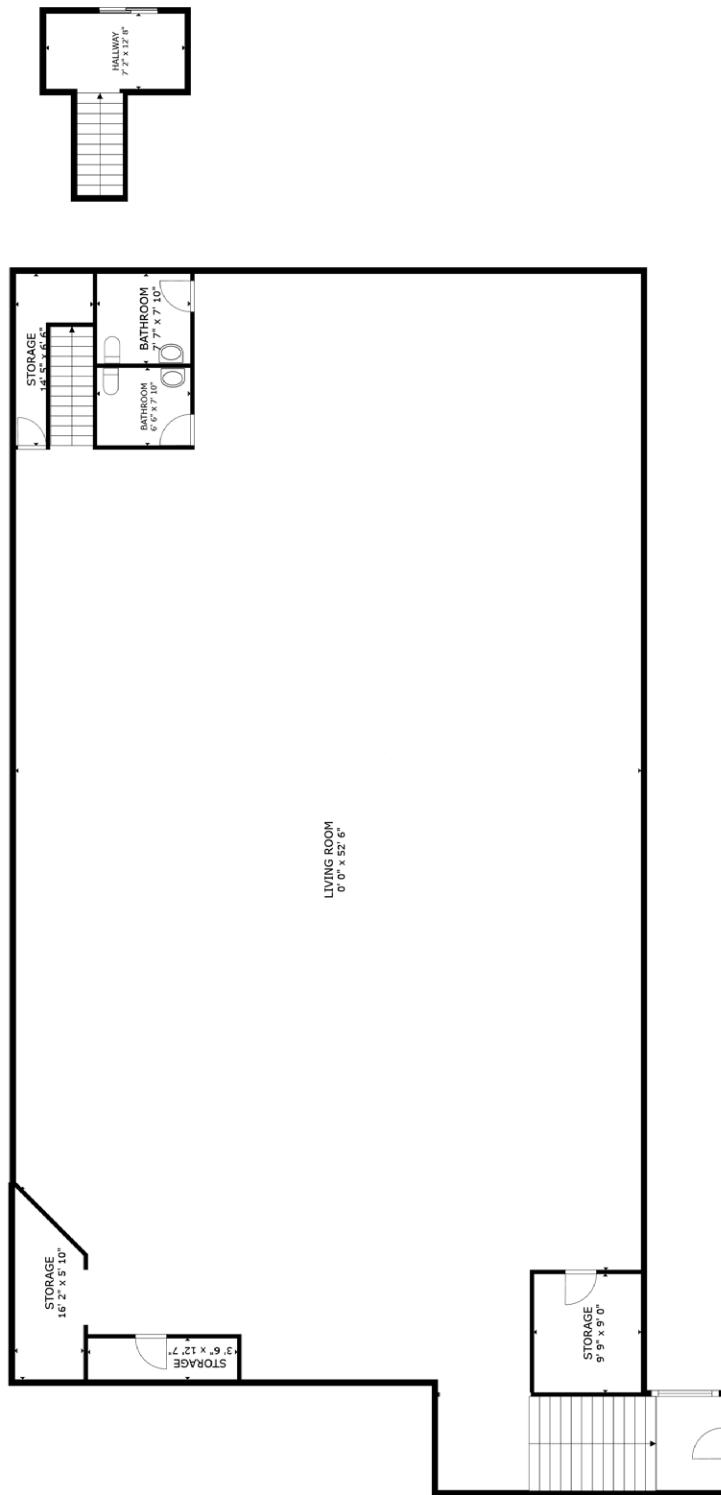
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## DEMOGRAPHICS



108,895  
Population



Average  
Household Size



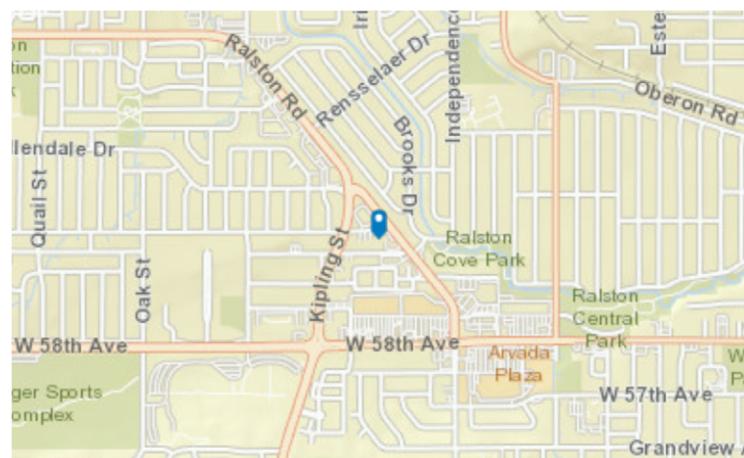
43.3  
Median Age



\$88,272  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
W 59th Ave	5,645	0.1
Allendale Dr	6,398	0.1
Kipling Pkwy	1,890	0.2
W 59th Ave	20,358	0.2
W 59th Ave	25,143	0.2



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