



CAROLINE
ralston creek

Ripling St. and 58th Ave.

Arvada, CO 80002



PRIME RETAIL FOR LEASE

DEVELOPMENT
BY

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CAROLINE RALSTON CREEK

New to market retail in vibrant Arvada submarket

- Retail Suites ranging from 1,006 to 3,123 SF
- Dedicated retail surface parking
- Strong visibility on 58th Avenue
- Street level retail in new residential multifamily community

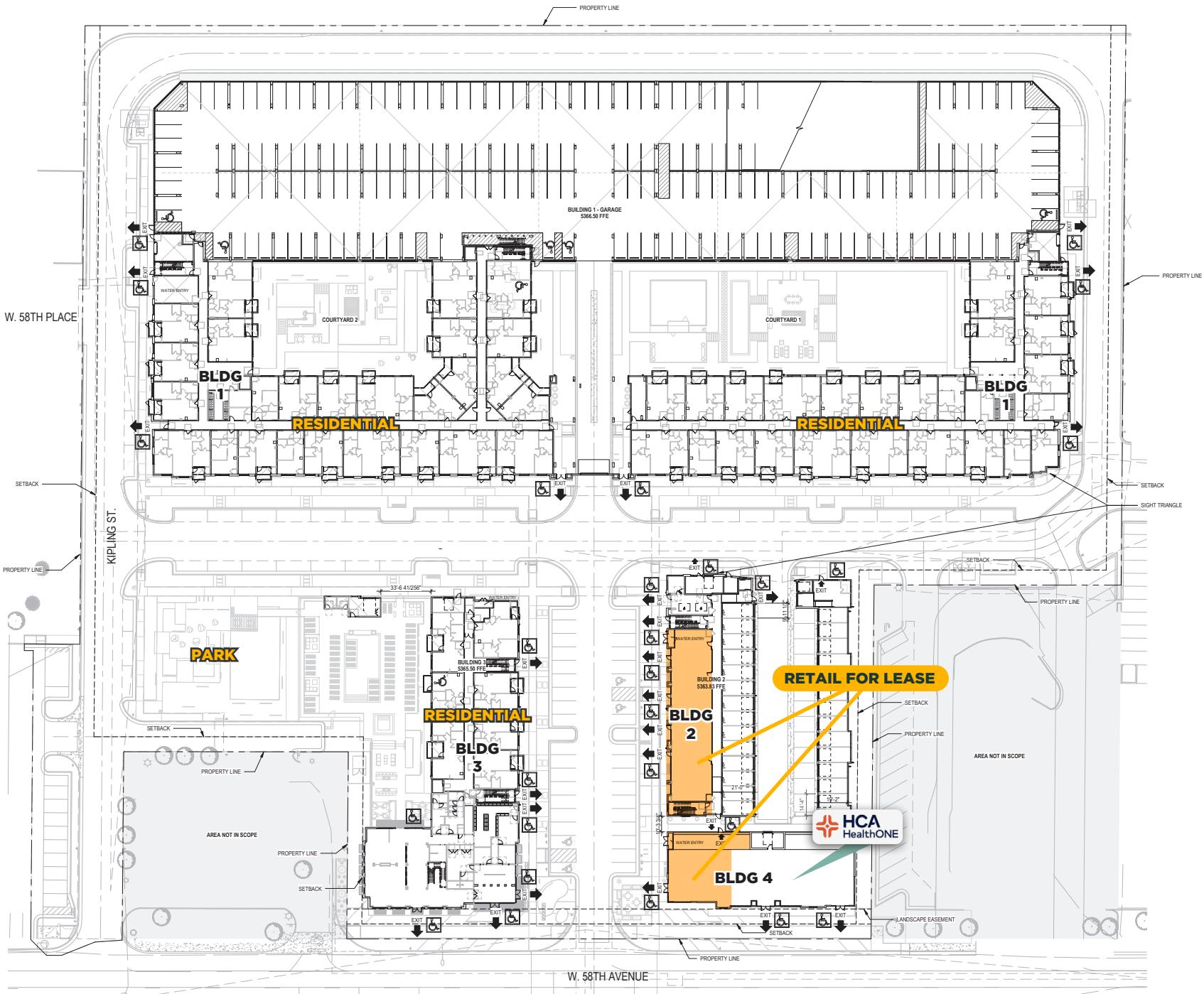
PROPERTY OVERVIEW

Retail Leasable Area	9,323 SF
Land Area	8.4 AC
Residential Units	328
Residential First Occupancy	June 2024





PROJECT SITE PLAN

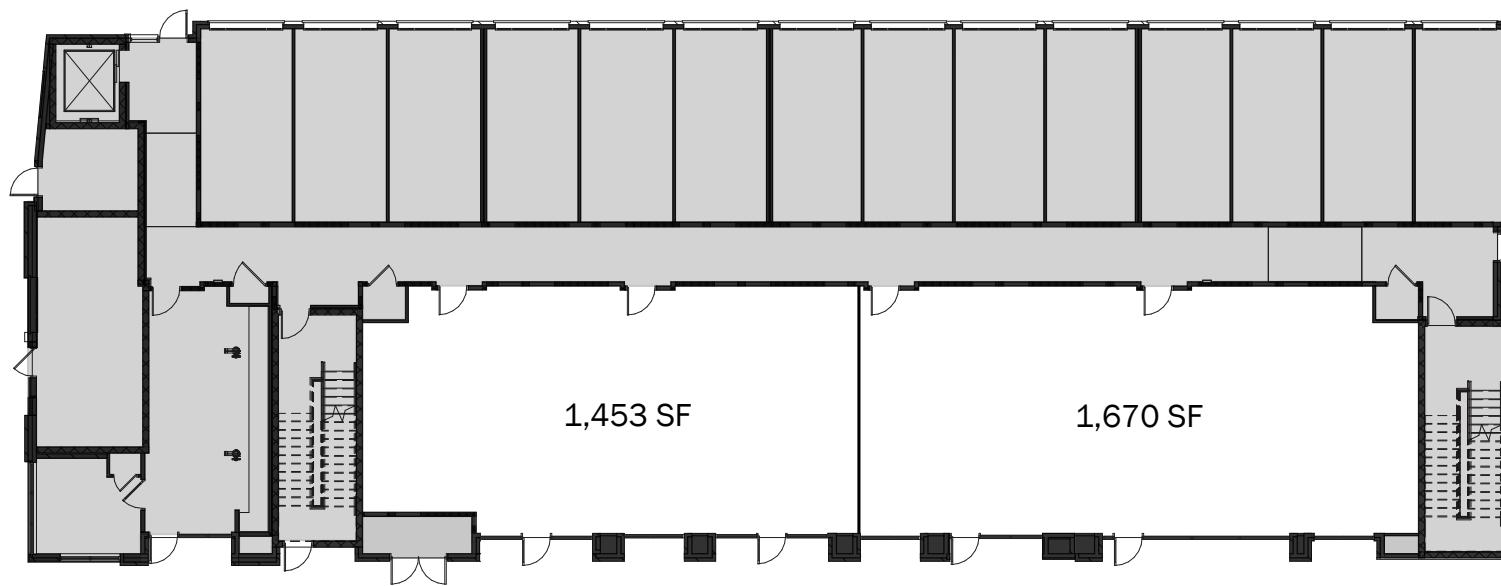


RETAIL FOR LEASE CAROLINE RALSTON CREEK

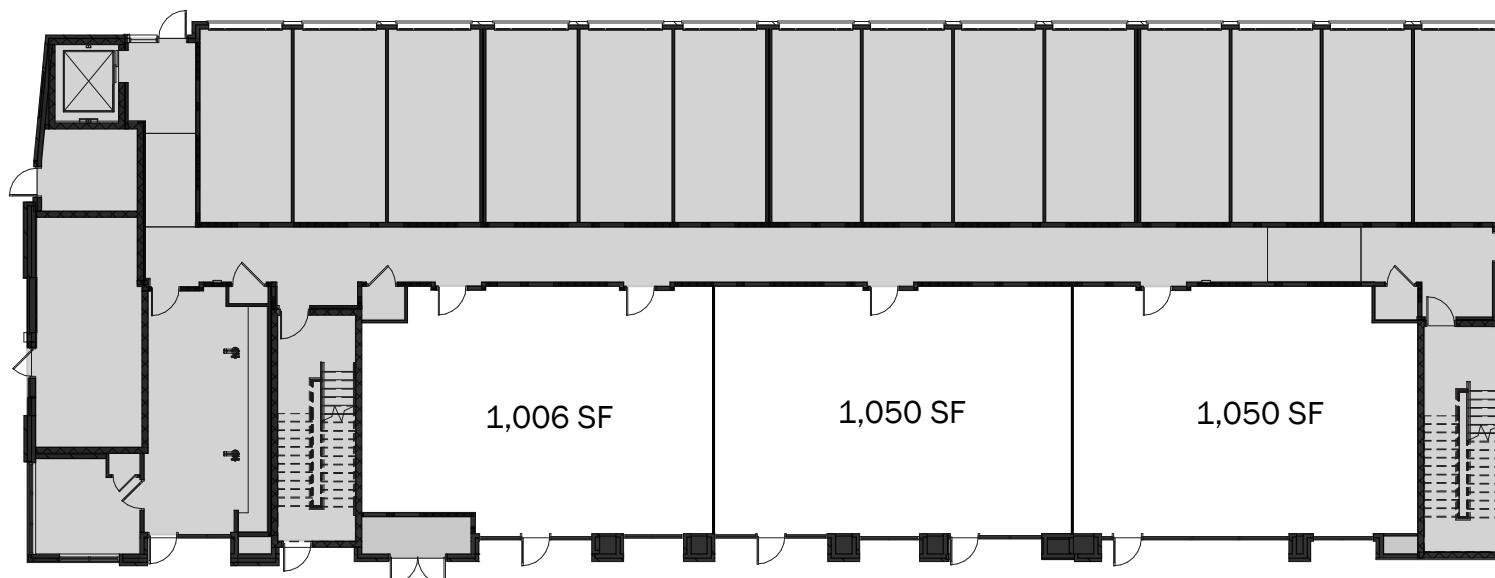


BUILDING 2 RETAIL

TWO TENANT OPTION



THREE TENANT OPTION

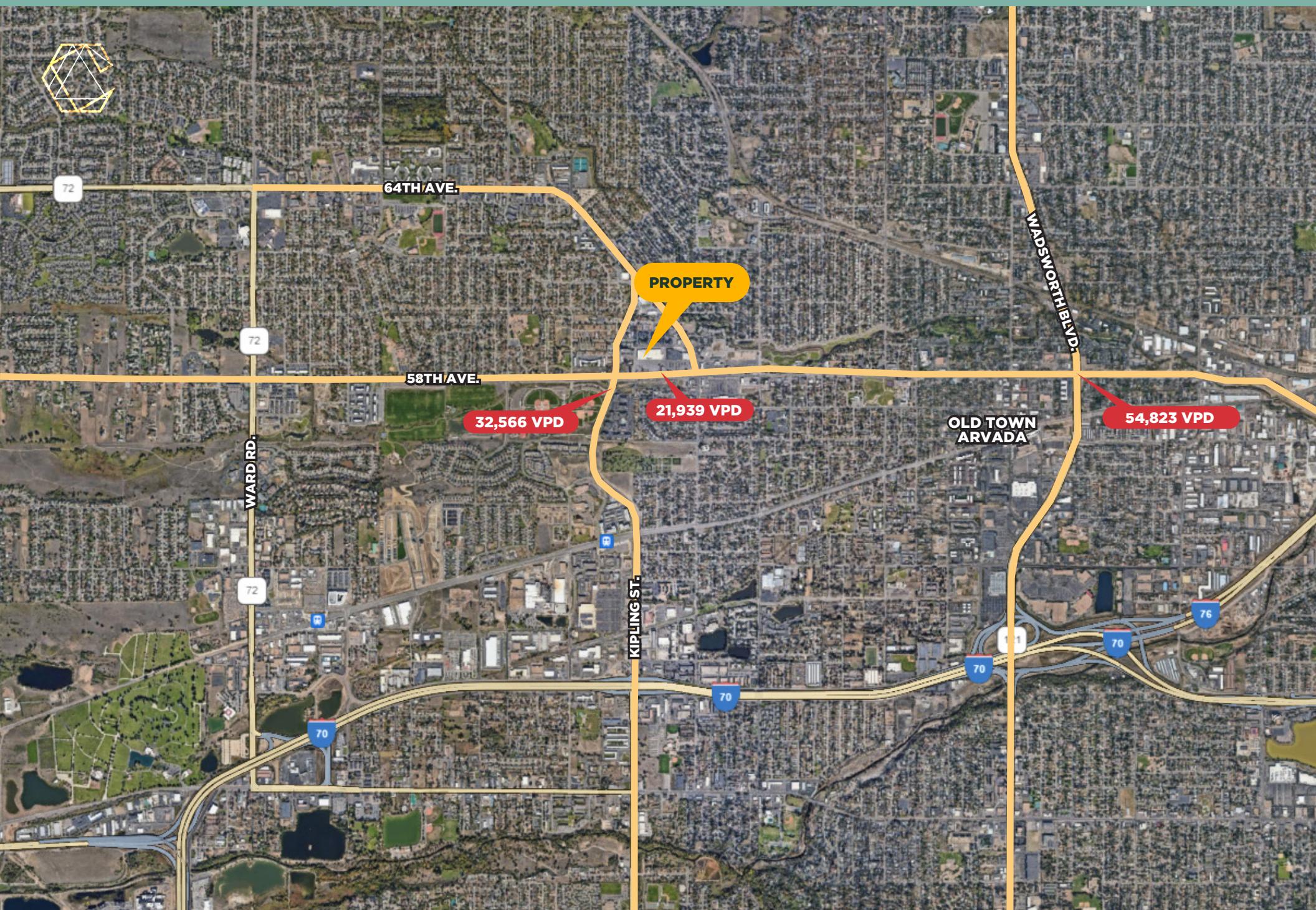


BUILDING 4 RETAIL



BUILDING 4







NEARBY DEVELOPMENT



RALSTON CREEK TOWNHOMES

- 47 for sale townhomes
- Completed by 2025
- Estimated cost \$15,000,000



RALSTON COMMONS

- 185 apartments
- 27 for sale townhomes
- 5,500 SF of retail
- Completed by 2027
- Estimated cost \$73,500,000



RALSTON GARDENS

- 102 affordable units
- Completed by 2024
- Estimated cost \$38,000,000

ARVADA, CO

Nearby Olde Town Arvada (1 Mile to the East) is the heart and soul of the City.

Downtown Arvada is where historic roots intermingle with new and fresh ideas providing a one of a kind authentic experience in a relaxed atmosphere. With a diverse array of shops, boutiques, galleries, events, restaurants, breweries and a winery, Olde Town has all of the amenities of a thriving urban hub set within a turn-of-the-century Main Street Americana ambiance.



AREA DEMOGRAPHICS

	1 MI	3 MI	5 MI
DAYTIME POPULATION	15,342	102,873	294,297
POPULATION	18,460	106,788	289,496
MEDIAN HOUSEHOLD INCOME	\$69,955	\$92,158	\$96,138
TRAFFIC	Kipling Street at 58th: 24,741 VPD 58th Ave. at Kipling Street: 20,996 VPD		





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