



**WHISPER VILLAGE TENANTS COMING SOON!**

- Designated Open Space
- RESIDENTIAL DEVELOPMENT**
- 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
- WHISPER CREEK**  
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**

# Whisper Village

RETAIL LAND & IN-LINE  
NE CORNER OF WEST 90TH AVE. & INDIANA ST. | ARVADA



- ## PROPERTY HIGHLIGHTS
- Available for lease, build-to-suit or sale
  - Across from new King Soopers center
  - High income area
  - Under-served retail market
  - Surrounded by over 6,000 new housing units in a 3 mile radius
  - Pads have been delivered
  - Estimated in-line delivery is December 2024

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DEVELOPED BY:

**RICH**  
DEVELOPMENT ENTERPRISES, LLC

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

# Whisper Village

RETAIL LAND & IN-LINE

CANDELAS  
OVER 19K UNITS  
1,500 AC

## Demographics

	1 MILE	3 MILES	5 MILES
Population	5,007	38,844	135,630
Average HH Income	\$207,311	\$185,346	\$145,640
Daytime Population	3,522	25,601	109,034

Source: ESRI 2023 Estimates

## Traffic Counts

Indiana Street South of  
W. 90th Avenue

16,013 VPD

Source: MPSI 2022 Estimates

## Site Information

Pad Site Size:	0.64 acres and up
Pad Ground Lease Price:	Contact Broker
In-Line Space:	2,000 - 2,300 SF
Retail Building Rates:	Contact Broker
Retail Pad Price:	Contact Broker
Estimated Pad Delivery:	Immediate
Estimated In-Line Delivery:	December 2024



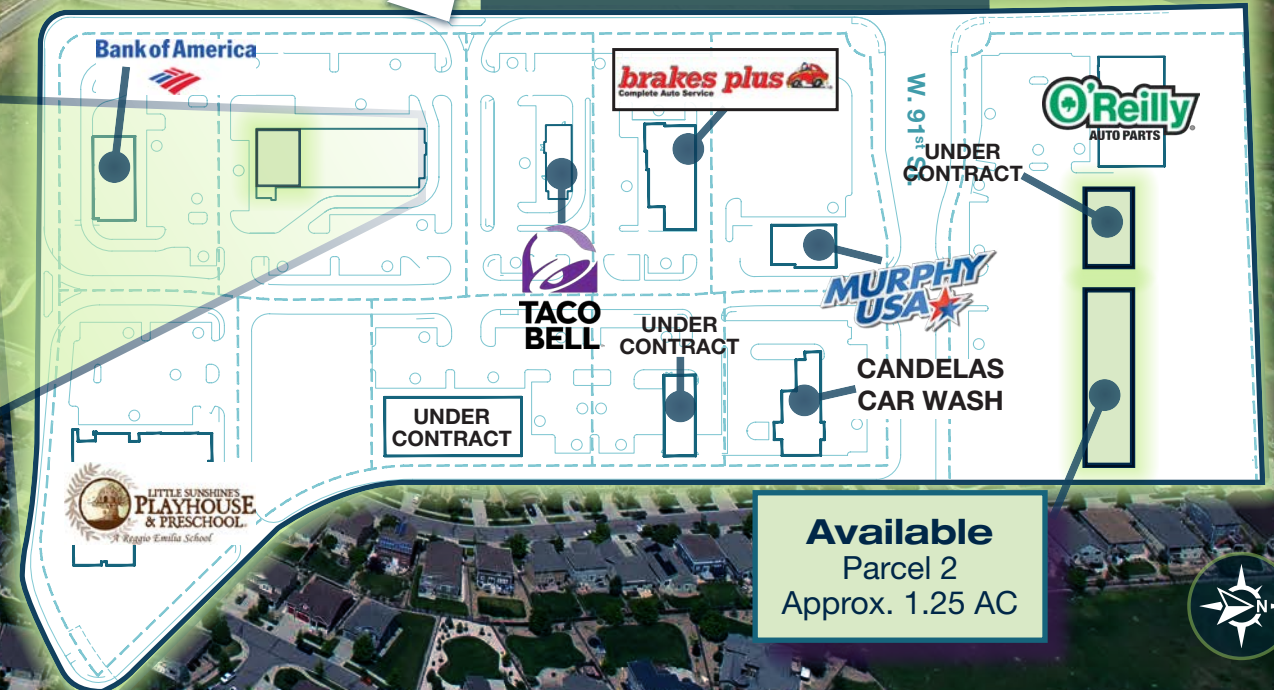
NEW RETAIL  
DEVELOPMENT  
COMING SOON!

INDIANA STREET

In-line space for lease in one of the few  
in-line buildings being delivered this year!



In-line Available for Lease  
Last Retail Parcel for Sale



Available  
Parcel 2  
Approx. 1.25 AC

