



# Office & Retail Spaces at Your Neighborhood Hub



Did you know the Village of Five Parks in NW Arvada has its own downtown?

The first three buildings at The Square were built along with the neighborhood to provide our local community with convenient essentials close to home!

This neighborhood hub is a mixed-use center with five buildings, two courtyard areas with public art, and two private parking lots.

The Square is home to more than 15 local businesses and 9 residential tenants of the Lofts at The Square.

@ **the Square**  
at Five Parks



# PROPERTY SUMMARY

The Square at Five Parks  
8565 Five Parks Drive | Arvada, CO 80005



## Property Summary

Lease Rate:	\$34/RSF/yr
Lease Term:	3 year minimum
Available SF:	795 RSF (662 USF)
Frontage:	Five Parks Dr & 86th Pkwy
Year Built:	2009
Parking:	Shared surface lot
HVAC:	Packaged RTUs
Lighting:	LED Troffers & Wall Packs
Zoning:	Mixed-Use Neighborhood
Lease Type:	Modified Gross

## Property Overview

Did you know the Village of Five Parks in NW Arvada has its own downtown? The first three buildings at The Square at Five Parks were built along with the neighborhood to provide our local community with convenient essentials close to home! This neighborhood hub is a mixed-use center with five buildings, two courtyard areas with public art, and two private parking lots.

The Square is home to more than 15 local businesses including restaurants, medical offices, pet care, spa services, and more. We also have 9 loft apartments at The Square, boasting large open concept living spaces, private patios, wood floors, in-unit laundry, and access to the local community amenities.

## Location Overview

The Square is surrounded by high-income residential neighborhoods that are currently experiencing growth. The NW side of Arvada offers beautiful views, close access to Standley Lake, and quick access to the Rocky Mountains.



# PROPERTY PHOTOS

The Square at Five Parks

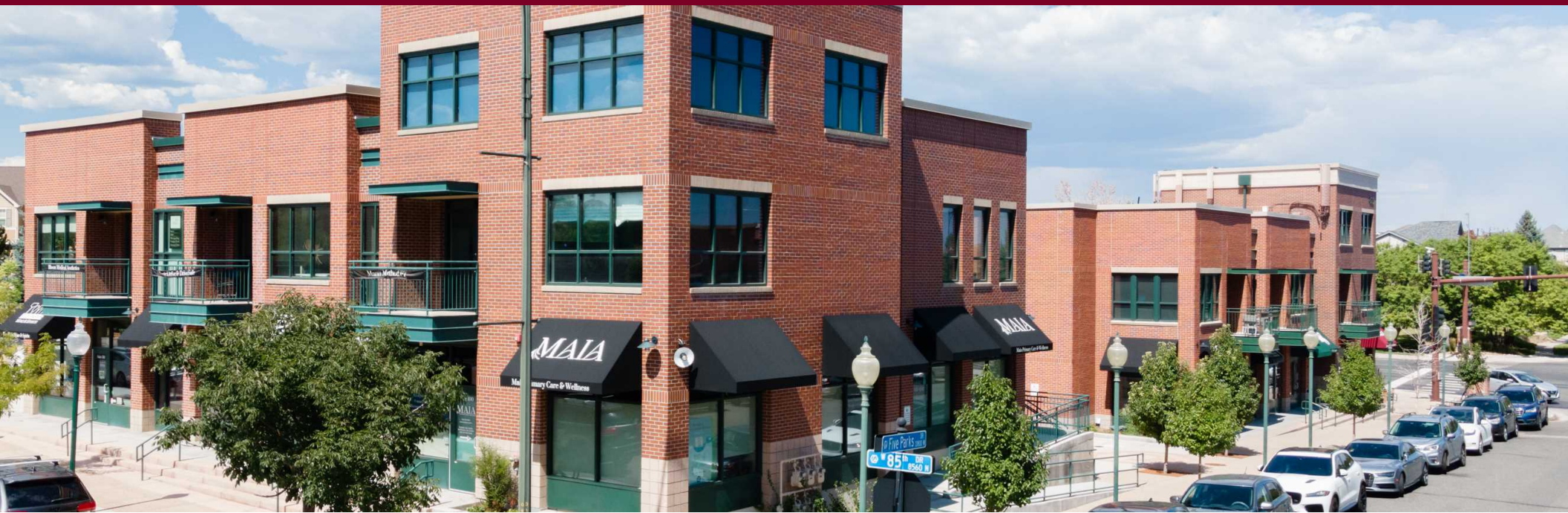
8565 Five Parks Drive | Arvada, CO 80005





# AVAILABLE SPACES

The Square at Five Parks  
8565 Five Parks Drive | Arvada, CO 80005



## Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
4-230	795	3 year minimum	\$34.00 /sf/yr	Multiple Uses	Move-in Ready	Now

## Highlights

Situated on the SW corner of the 86th Parkway and Five Parks Drive intersection, Building 4 (8565 Five Parks Drive) has the highest visibility and the most drive-by traffic of the five buildings at The Square.

Because The Square at Five Parks is the well-established neighborhood hub of the Village of Five Parks neighborhood and right across the street from the community's clubhouse and pool, it sees a large amount of foot traffic and the area is very active.

Turnover is infrequent for the commercial and residential spaces alike, so this is a unique opportunity to join our thriving community!

## Nearby Locations

- Within The Square, there are multiple thriving businesses offering a variety of services. From restaurants to healthcare and all kinds of services in between, The Square at Five Parks has nearly everything you need.
- New business is also coming to the area with the addition of CVS Pharmacy, Maverick, and Premier Credit Union on the western side of Village of Five Parks.
- The Candelas area to the northwest is anchored by a large King Soopers store and includes coffee, fuel, pet supplies, restaurants, and additional services for the local community to enjoy.



# BUSINESS MAP

The Square at Five Parks

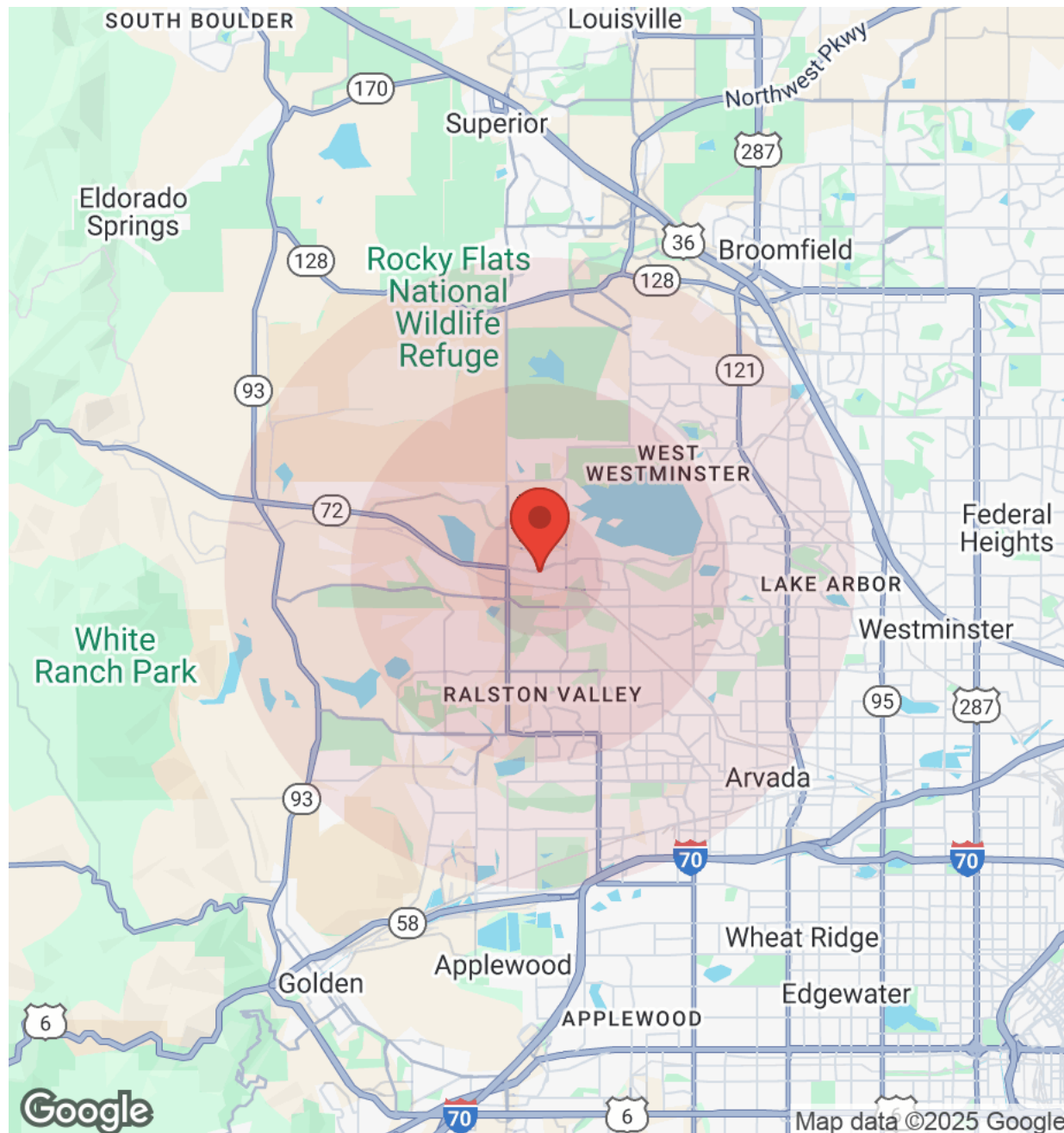
8565 Five Parks Drive | Arvada, CO 80005





# DEMOGRAPHICS

The Square at Five Parks  
8565 Five Parks Drive | Arvada, CO 80005



Population	1 Mile	3 Miles	5 Miles
Male	2,680	25,491	74,490
Female	2,793	26,112	75,195
Total Population	5,473	51,603	149,685

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	871	7,913	22,722
Ages 15-24	543	5,025	14,983
Ages 25-54	2,296	21,226	65,264
Ages 55-64	725	6,964	18,886
Ages 65+	1,037	10,475	27,831

Race	1 Mile	3 Miles	5 Miles
White	4,415	41,190	116,530
Black	31	459	1,916
Am In/AK Nat	6	77	299
Hawaiian	1	10	45
Hispanic	730	7,116	22,483
Asian	164	1,569	4,895
Multi-Racial	126	1,161	3,398
Other	2	26	120

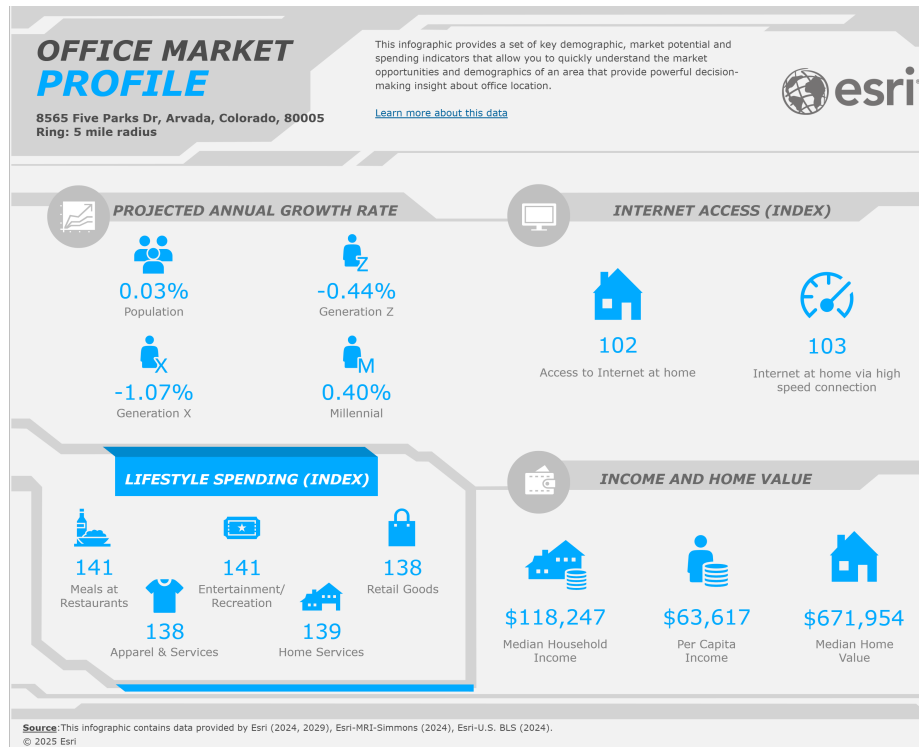
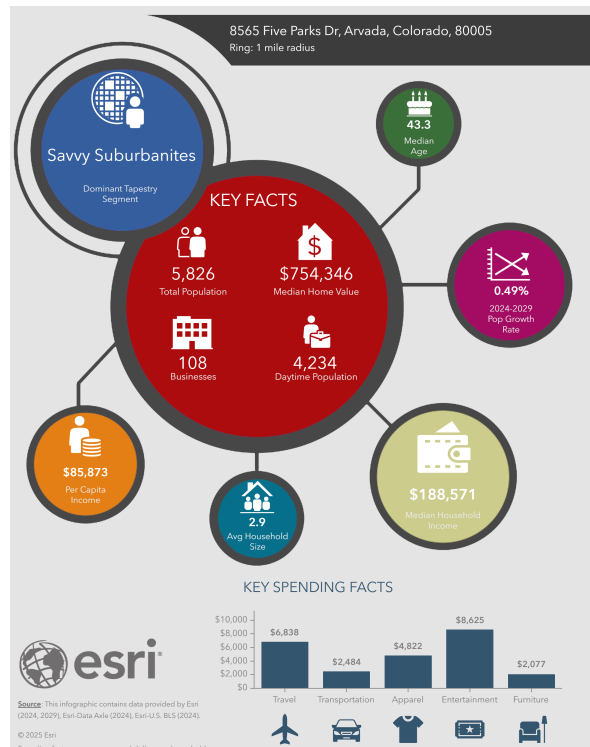
Income	1 Mile	3 Miles	5 Miles
Median	\$191,087	\$148,113	\$125,177
< \$15,000	25	531	1,759
\$15,000-\$24,999	23	443	1,999
\$25,000-\$34,999	14	528	1,978
\$35,000-\$49,999	37	636	3,334
\$50,000-\$74,999	146	2,067	7,402
\$75,000-\$99,999	147	2,023	7,224
\$100,000-\$149,999	366	3,895	13,212
\$150,000-\$199,999	293	3,836	10,155
> \$200,000	947	5,962	14,285

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,097	20,964	64,924
Occupied	1,998	19,921	61,349
Owner Occupied	1,835	17,302	44,967
Renter Occupied	163	2,619	16,382
Vacant	99	1,043	3,576



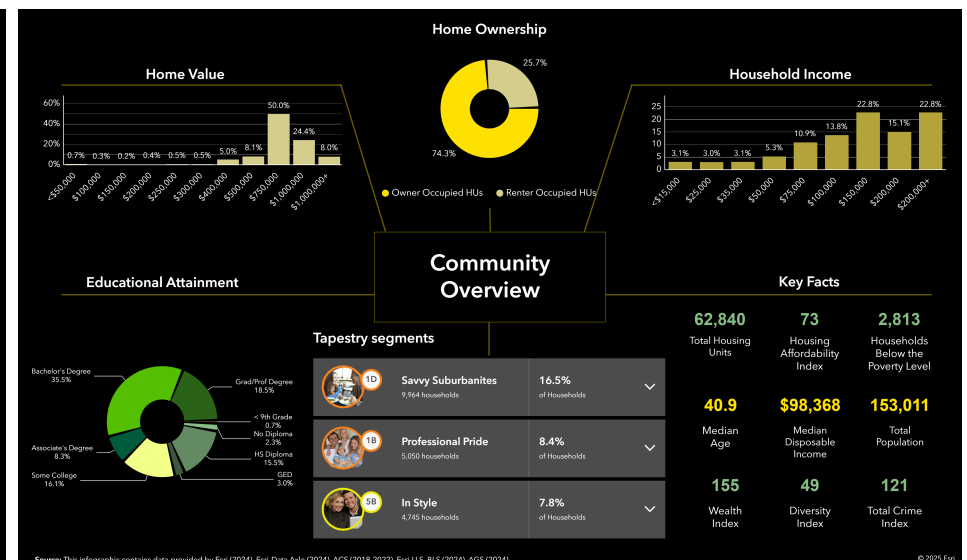
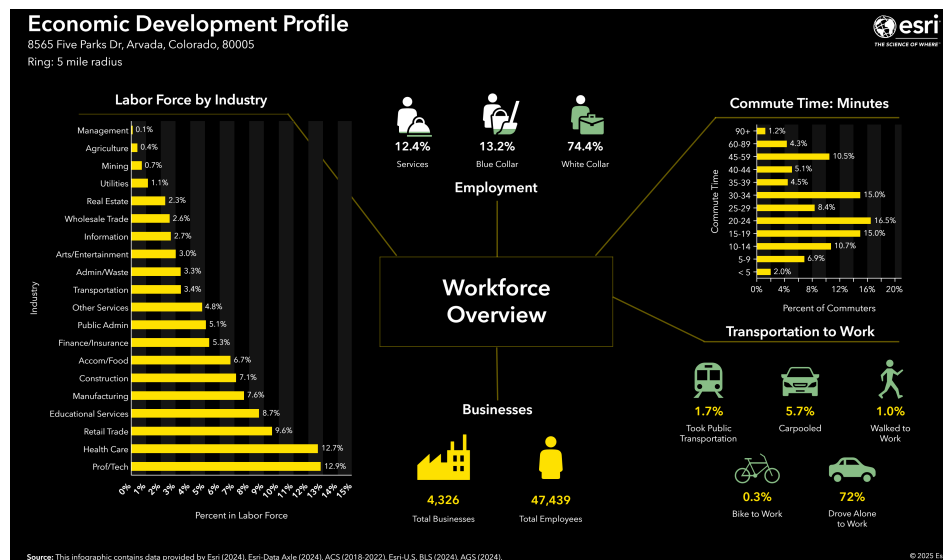
# KEY FACTS & FIGURES

The Square at Five Parks  
8565 Five Parks Drive | Arvada, CO 80005



## Interactive Brochure

To download PDF versions of these reports with data for 1-mile, 3-mile, and 5-mile areas around The Square, please visit our interactive brochure online!



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


# TAPESTRY PROFILE & TARGET MARKET


The Square at Five Parks  
8565 Five Parks Drive | Arvada, CO 80005

1D


8565 Five Parks Dr, Arvada, Colorado, 80005  
Ring: 3 mile radius



TAPESTRY  
SEGMENTATION  
esri.com/tapestry




Key Demographic Indicators  
8565 Five Parks Dr, Arvada, Colorado, 80005  
Ring: 3 mile radius



esri  
THE SCIENCE OF WHERE™

**DOMINANT TAPESTRY SEGMENT**




5,881 households are Savvy Suburbanites  
30.0% of households are in this segment

Savvy Suburbanites: Affluent Estates LifeMode


Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise...

Learn more...


**ABOUT THIS SEGMENT**




Residents prefer late model, family-oriented vehicles - SUVs, minivans, and station wagons.




Informed shoppers that do their research prior to purchasing and focus on quality.



Financially active, using a number of resources for informed investing. Many carry second mortgages and home equity credit lines.



Foodies - they like to cook and prefer natural or organic products.



Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.

**ABOUT THIS AREA**

Household Type:  
Single Family

Employment:  
Prof; Mgmt

Median Age:  
42.9

Median Household Income:  
\$145,010

Education:  
67.5% College degree (2+ years)

**KEY FACTS FOR THIS AREA**

Click facts to 'Explore for more' details

52,785  
Population

19,579  
Households

2.68  
Avg Size Household

198  
Wealth Index

85  
Housing Affordability

41  
Diversity Index

\$705,648  
Median Home Value

-0.09%  
Forecasted Annual Growth Rate

**HOUSING**

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

\$2,108  
Avg Mortgage

\$4,401  
Avg Monthly Rent

Own  
87.6%

Rent  
12.4%

Housing Units

Typical Household Type: Single Family  
Median Home Value: \$705,648

**LANGUAGE**

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2018-2022).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	8,344	28,837	9,080	46,261
Spanish	290	797	135	1,222
Spanish & English Well	273	758	111	1,142
Spanish & English Not Well	17	27	18	62
Indo-European	96	782	235	1,113
Indo-European & English Well	96	761	231	1,088
Indo-European & English Not Well	0	14	4	18
Asian-Pacific Island	47	384	81	512
Asian-Pacific Isl & English Well	47	320	70	437
Asian-Pacific Isl & English Not Well	0	41	11	52
Other Language	0	31	23	54
Other Language & English Well	0	31	17	48
Other Language & English Not Well	0	0	6	6

**POPULATION DENSITY**

Average density (population per sq. mile) is displayed relative to the US or State average.

1,867

0 200 400 600 800 1,000 1,200 1,400 1,600 1,800 2,000

Dots show comparison to Colorado

**TARGET MARKET SUMMARY**

8565 Five Parks Dr, Arvada, Colorado, 80005  
Ring: 3 mile radius

**Key Facts**

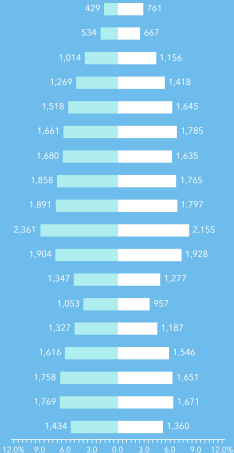
52,785  
Population

42.9  
Median Age

2.7  
Average Household Size


\$145,010  
Median Household Income

**Age Pyramid**




The largest group: 2024 Males Age 40-44  
The smallest group: 2024 Males Age 90+


**Annual Lifestyle Spending**




\$5,292  
Travel




\$105  
Movies/Museums/ Parks




\$14  
Online Games



\$140  
Theatre/Operas/Concerts




\$142  
Sports Events




\$233  
Audio


**Tapestry segments**



1D Savvy Suburbanites  
5,881 households  
30.0% of Households



1B Professional Pride  
3,254 households  
16.6% of Households



6A Green Acres  
1,923 households  
9.8% of Households

**SHOPPING AND SPENDING**

8565 Five Parks Dr, Arvada, Colorado, 80005  
Ring: 3 mile radius

**Shopping**

130  
2024 Spent \$800+ Mail/Phone/Internet Orders/6 Mo: Index  
Which is more than 80% of all ZIP Codes

111  
2024 Received Gift/Prepaid Card/6 Mo: Index  
Which is more than 80% of all ZIP Codes

58  
2024 Shopped at Dollar General Store/3 Mo: Index  
Which is less than 80% of all ZIP Codes


55  
2024 Used Coupons for Tobacco/12 Mo: Index  
Which is less than 80% of all ZIP Codes

Disposable Income for this Area

\$128,845 ↑

Average Disposable Income is \$35,109 higher than Colorado, which has a value of \$93,736

**Click a Spending Fact to Get More Details**



Payroll Deductions-Govt  
Misc Personal Svc  
Male Personal Care  
Winter Sports  
Rental Party  
Personal Services  
Purchase Price  
Girls' Apparel  
Girls' Dresses Suits  
Day Care Nursery  
Boys' Sleepwear  
Lamps Lighting  
Original Mortgage  
Non-Apparel Laundry  
Personal Care Svcs  
Tuition-Off Schools  
Installation TVs  
Office Furniture  
Girls' Costumes  
School Lunches  
Child Care  
Female Personal Care  
Infant Equipment  
Girls' Hosiery  
Tickets Movies  
Off School Supplies

An Interesting Facts infographic reveals information about your site that makes it distinctive compared to other areas using statistical comparisons. [Learn more...](#)

Source: This infographic contains data provided by Esri (2024).

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