

Retail Space For Lease

9820 WEST 60TH AVENUE, ARVADA, COLORADO 80004



Overview

Hoff & Leigh is excited to present this 875 SF retail space located at 9820 West 60th Avenue on the corner of Ralston and 60th Avenue in Arvada. Positioned in the same center as Monterrey House and Sunshine Laundry, this retail unit was formerly Kayos hair salon and has a large open retail area, 1 private office, 1 private bathroom, storage area, drop ceiling and lots of natural light. The shopping center has a double-sided pylon sign and ample parking. Come join this lively center in the growing market of Arvada!

9820 W 60th Ave: 875 SF x \$20/SF/YR (+ \$6/SF/YR NNNs) = \$1,895/Month

For more info, please text/call Michael Crawford: (720) 683-0399 Mcrawford@HoffLeigh.com

Highlights

- 875 SF retail unit
- Large open reception area
- Private office
- Private bathroom
- Drop ceiling
- Fresh paint, flooring and lights
- Pylon sign (doubled-sided)
- High traffic count on Kipling and Ralston
- Growing market in Arvada
- Ample on-site parking in large parking lot
- Great tenant mix
- Zoning: B-2

Property Details



Lease Rate
\$20.00 SF/YR
(NNN)



Space Available
875 SF



Lot Size
1.13 Acres



Zoning
B-2

Rev: September 25, 2025



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



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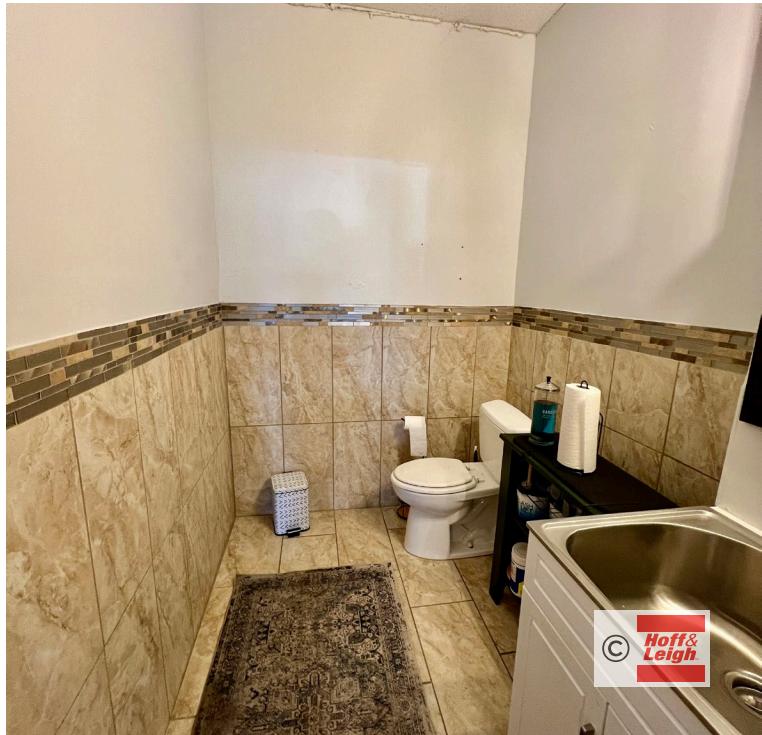
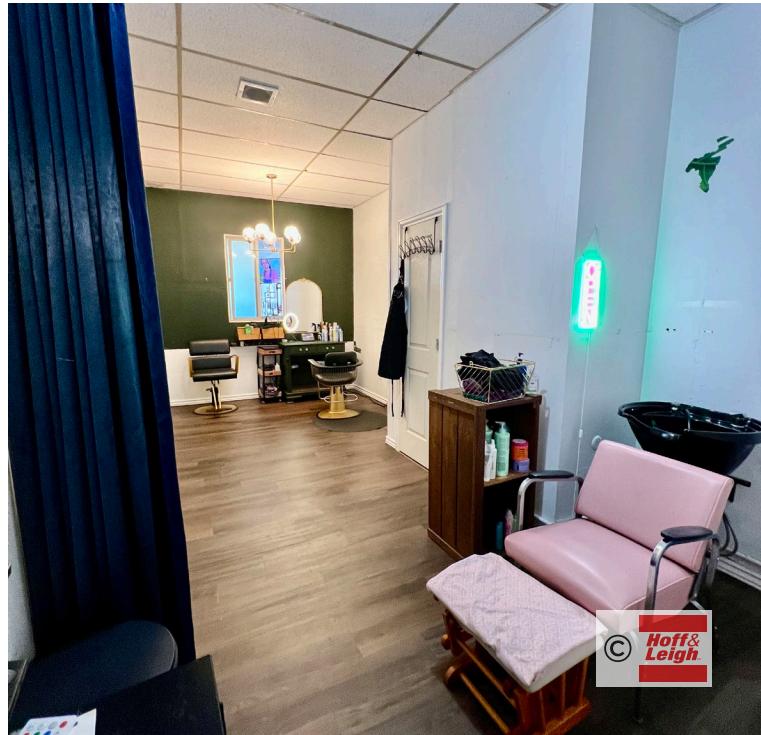
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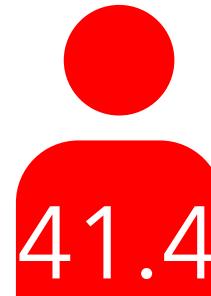
DEMOGRAPHICS



109,315
Population



Average
Household Size



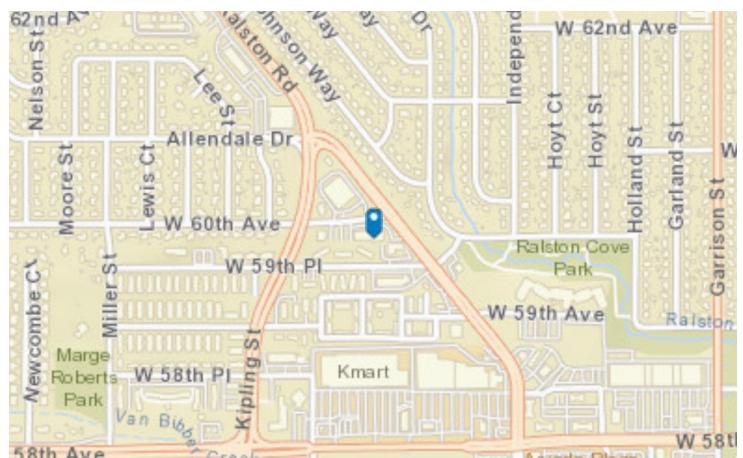
Median Age



\$101,088
Median Household
Income

TRAFFIC COUNT

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



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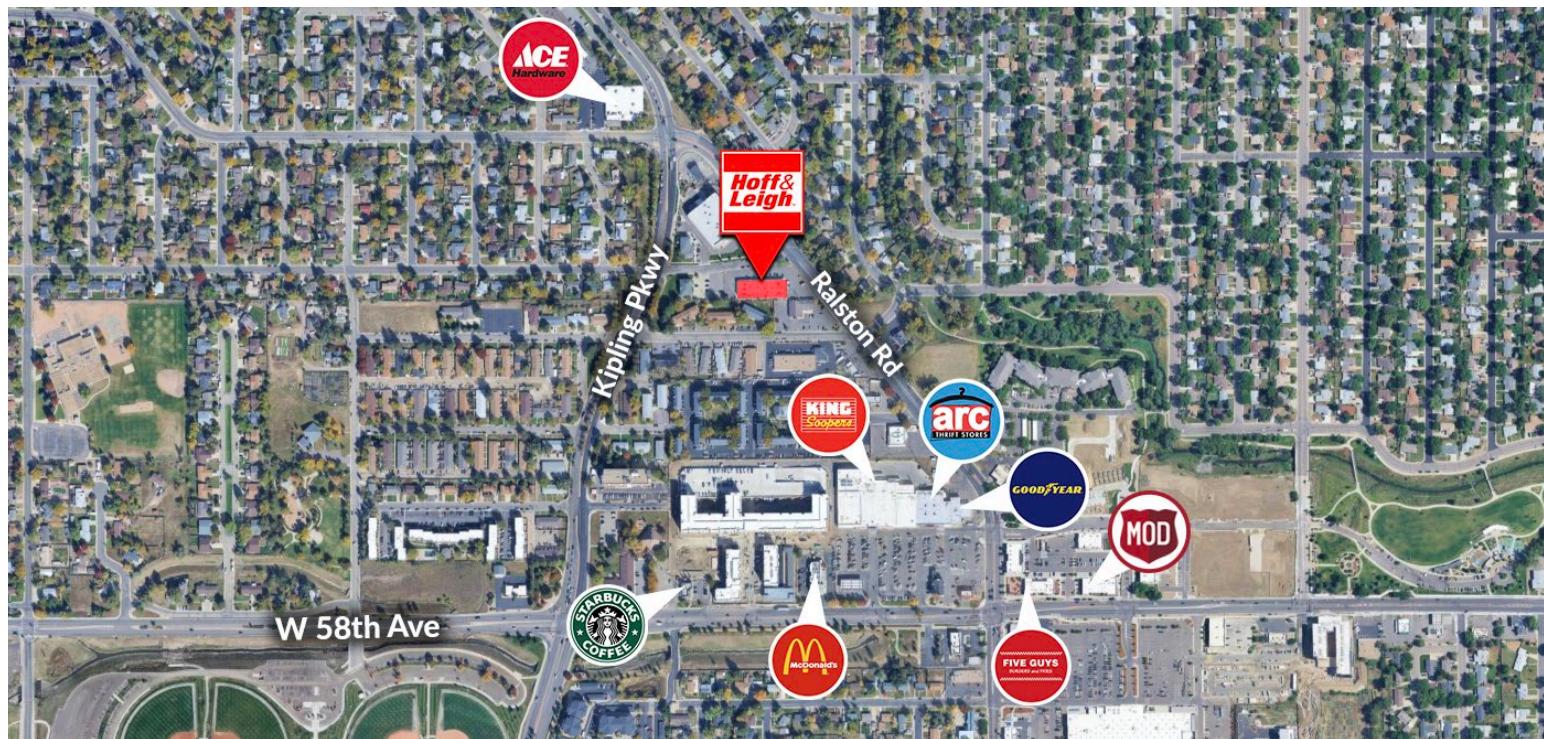
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