

# 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](mailto: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







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## 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.



**Michael Crawford**

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## DEMOGRAPHICS



109,315  
Population



41.4  
Median Age



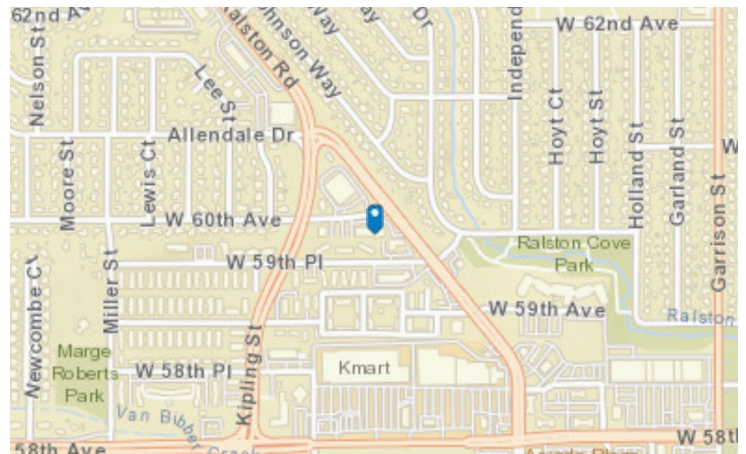
2.4  
Average  
Household Size



\$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



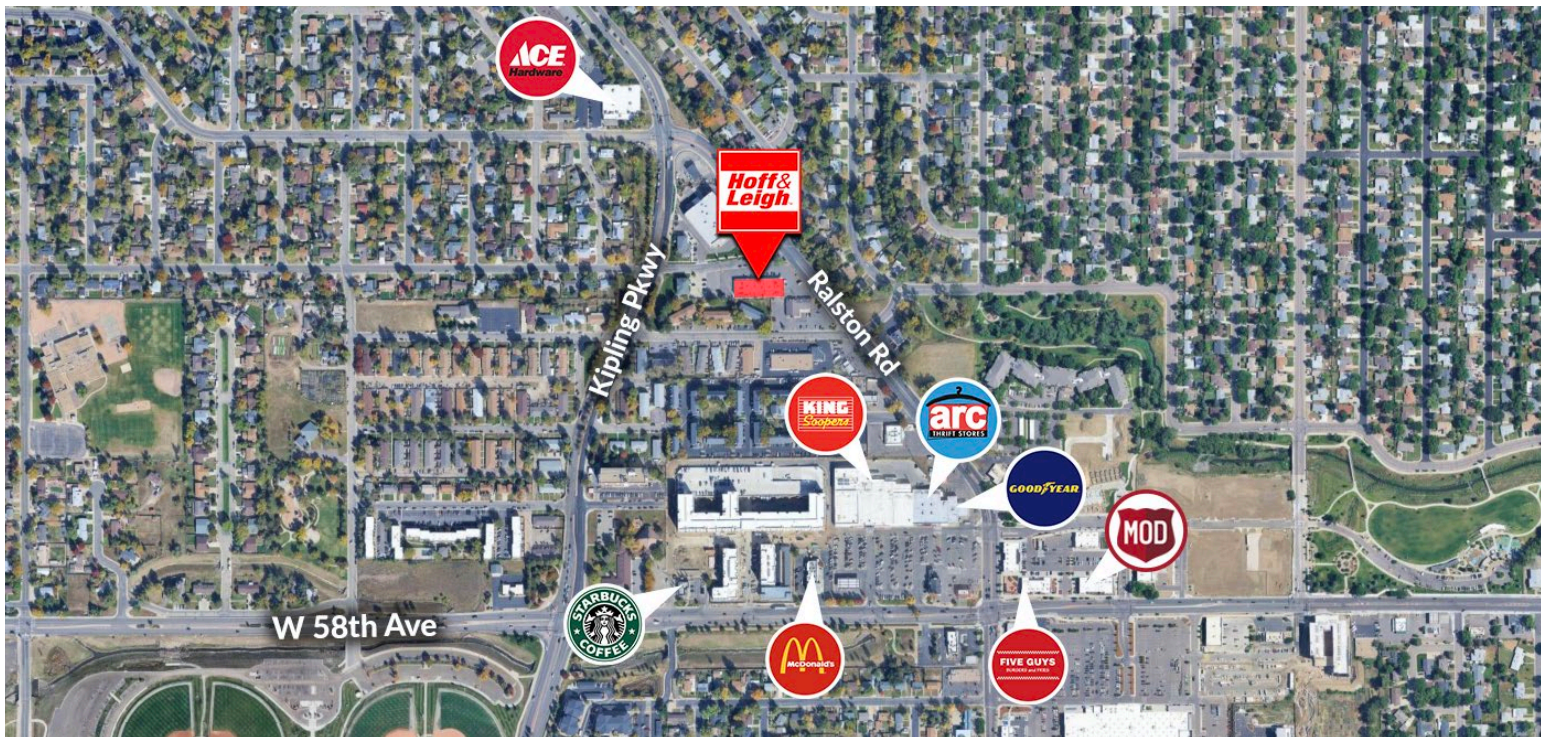
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