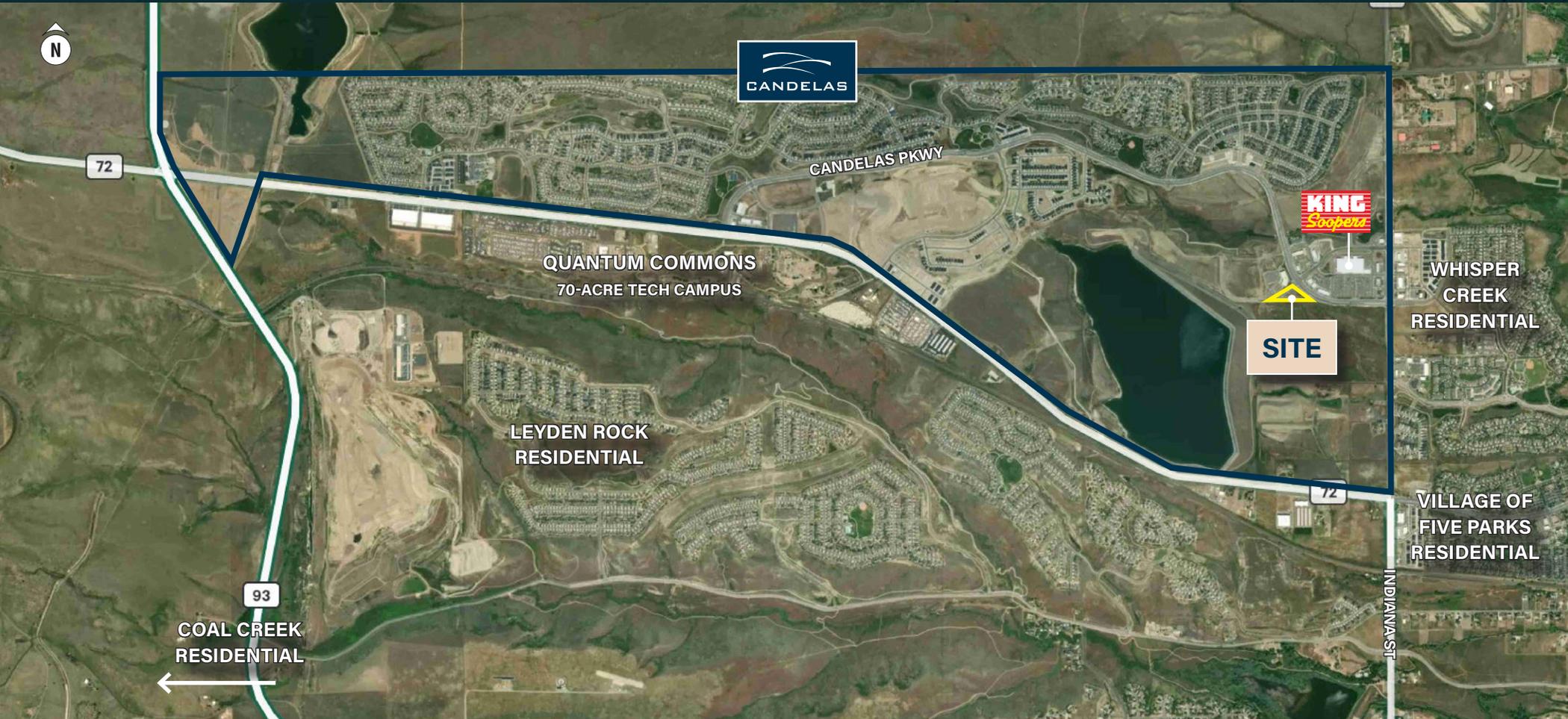


# CANDELAS TRIANGLE

SEC Candelas Parkway & W. 91st Place | Arvada, CO 80007

FOR SALE OR BUILD-TO-SUIT



## CONTACTS

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# AREA OVERVIEW





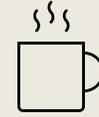
# CANDELAS TRIANGLE



## REMAINING PARCEL AVAILABLE FOR:



QUICK SERVE  
RESTAURANTS



COFFEE



PROFESSIONAL  
SERVICES



AUTO PARTS



OTHER RETAIL  
USES

## 2025 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	5,188	38,223	133,551
<b>HOUSEHOLDS</b>	1,713	13,509	52,784
<b>AVERAGE HOUSEHOLD INCOME</b>	\$226,141	\$198,728	\$159,144

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**CBRE**

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