

End Cap Retail Space Available

12326 W. 64th Ave., Arvada, CO 80004



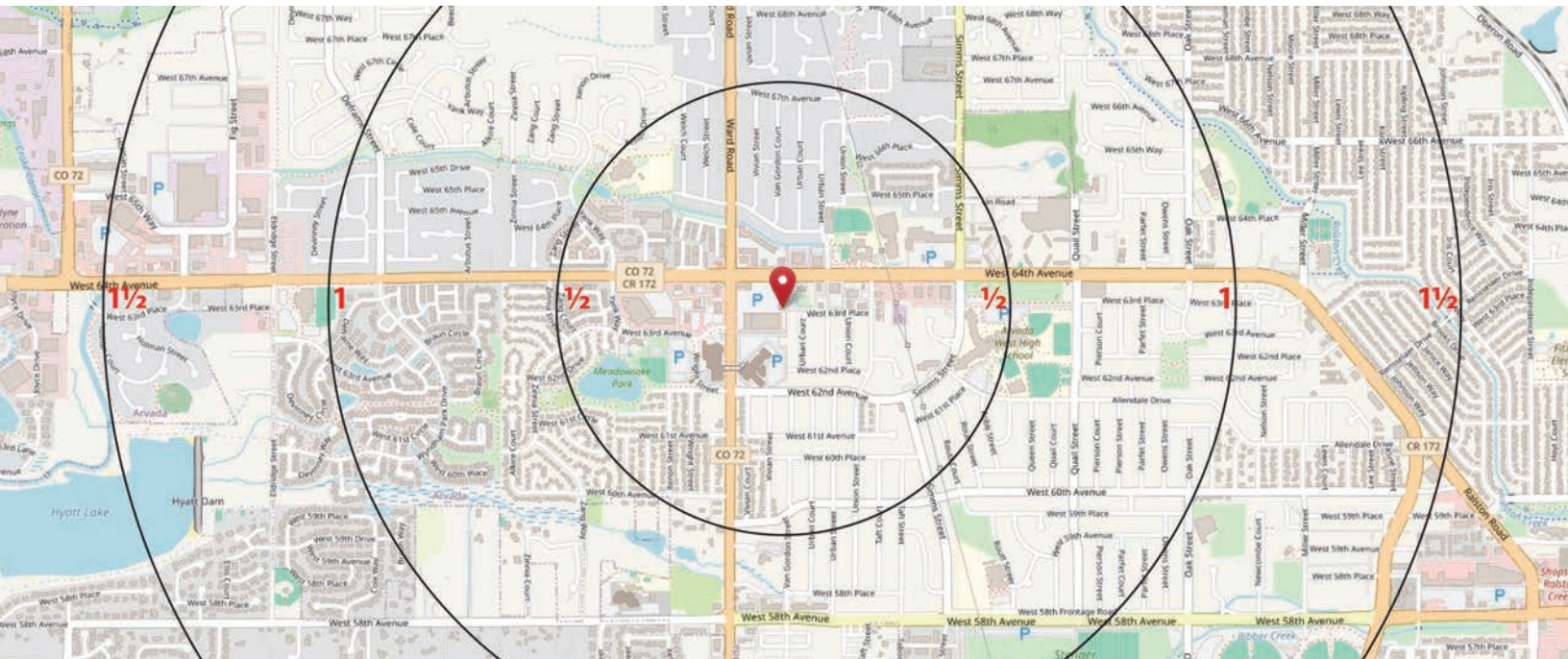
For Lease \$33.50/SF NNN






BUILDING OVERVIEW

Retail Center SF:	82,570± SF
Available SF:	1,050± SF
YOC:	1997
Parking:	Abundant
Lease Type:	Sublease, Expires 8/31/2029
Lease Rate:	\$33.50/SF NNN
Est. NNN's:	\$7.82/SF
Est. Payment:	\$3,615.50/mo.

PROPERTY NARRATIVE

Located in the King Soopers Center at the SEC of W. 64th Ave. and Ward Rd., this 1,050 SF end cap retail space is currently home to a GNC distributor. This sublease space has a term that expires on August 31, 2029. The space offers excellent visibility and benefits from the high traffic generated from its location beside the King Soopers. Great demographics show a strong household income in the immediate area, and the center has annual visits of 1,745,964.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
 Population	15,266	88,405	204,801
 Households	6,172	36,152	84,027
 Median HH Income	\$95,931	\$98,904	\$94,428
 Median Age	43.20	42.60	41.70
 Traffic	29,164 vpd - Ward Rd. @ W. 63rd Ave. (2025)		

Source: CoStar 2025