

1,761 sf Prime Retail Space Available for Lease | at The Shops at Ralston Creek

Retail in Arvada, seventh largest city in Colorado, remains the primary component of its strong economic engine | 5830 Independence St, Arvada, CO 80002

Asking Rate: \$35.00 psf



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Ralston Creek, a golden opportunity

The first gold strike in Colorado was made on June 22, 1850 by prospector Lewis Ralston when he discovered gold at the confluence of Clear Creek, what is today called Ralston Creek.

Now, nearly 176 years later since Lewis Ralston first laid claim, his namesake lives on as found at the contemporary architecture of the newest retail center addition to the town of Arvada, **The Shops at Ralston Creek**.

Currently, a **1,761 sf prime retail space has recently opened for lease** in building one of four in this stylishly designed center. With high visibility from large daily traffic counts from tourists, the famous historic Olde Town Arvada only minutes away, new residential 732 multi-housing units currently in development adjacent to the property with well-established populations in surrounding areas, and onsite parking makes for an **ideal opportunity worth reviewing further**. Please don't hesitate to contact one of our helpful brokers for further detailed information.

Property & Area Highlights

- ▶ Recent **1,761 sf space now available for lease** at Ralston Creek
- ▶ High store-front visibility from high daily traffic counts
- ▶ Dense populations in surrounding established neighborhoods
- ▶ Just north, a development of 732 residential multi-housing units
- ▶ Directly east of Ralston Creek, King Soopers and Arc stores
- ▶ Adjacent to the south is a Walmart Supercenter
- ▶ Site-based parking to rear of the four retail buildings
- ▶ Easy access to and from this center
- ▶ A short few blocks to light rail
- ▶ Lighted intersections

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Massive developments in this community over the many years have produced a continued growth in the Ralston Creek area, The Shops at Ralston Creek being one of them.

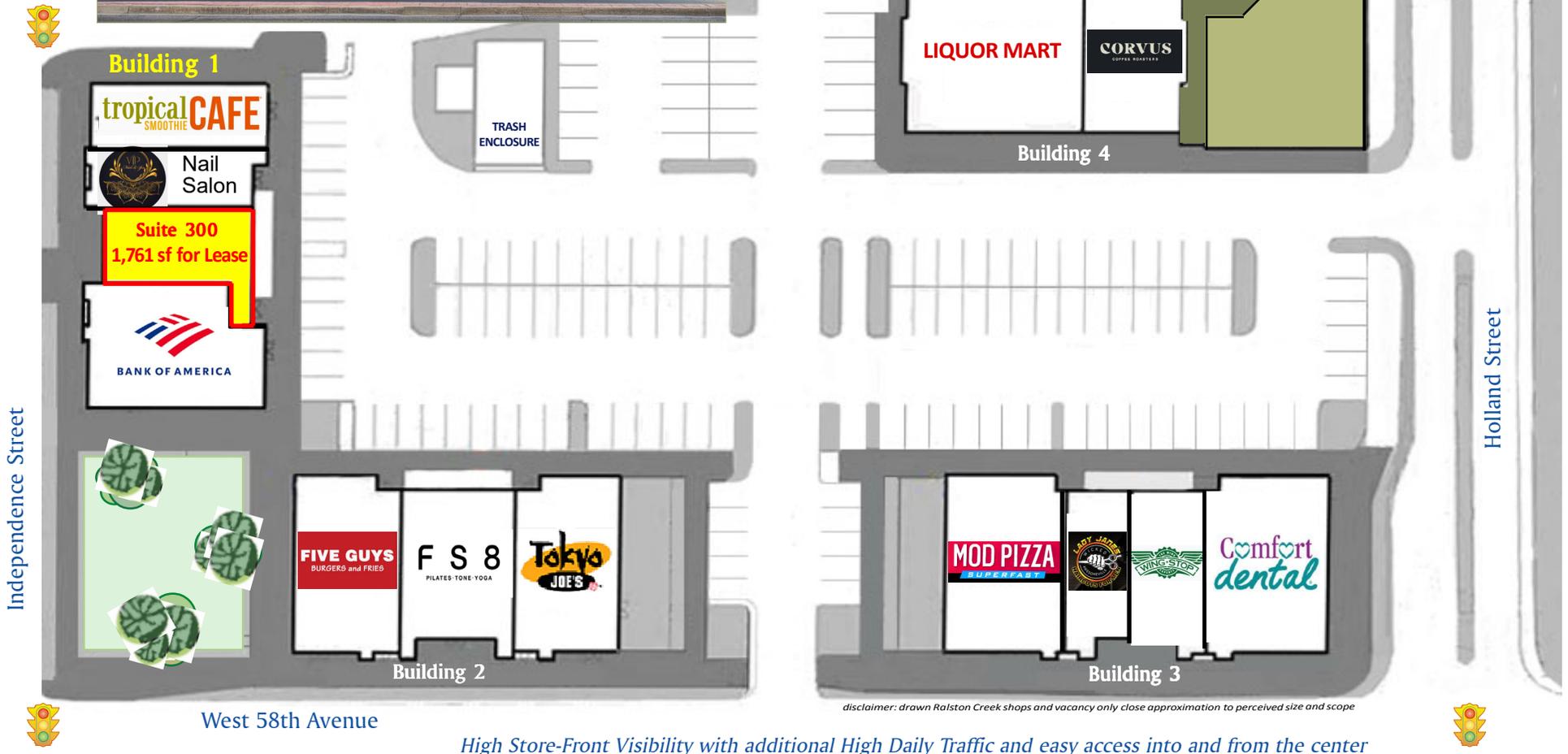
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Building 1: 5830 Independence Street | **Building 2:** 9585 Ralston Rd
Building 3: 9515 Ralston Rd | **Building 4:** 9528 W. 58th Avenue



disclaimer: drawn Ralston Creek shops and vacancy only close approximation to perceived size and scope

High Store-Front Visibility with additional High Daily Traffic and easy access into and from the center

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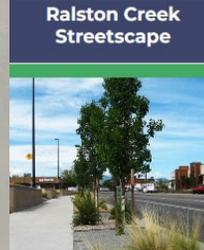
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732 Multi-Housing Units in Development

The immediate area has added and will complete this year a total of 732 new dwelling units. So far it is on track, which this gray area here represents only a part of the huge development that is already continuing to be constructed, where nearly eighty percent has already been developed with people already moved in and enjoying their new quarters. Furthermore, Arvada has gone through a major transformation over these last few years in this area, including a coordinated streetscape design to intentionally transform the district



Caroline at Ralston	328 units
Ralston Commons	195 units
Ralston Gardens	102 units
Ralston Creek Townhms	44 units
Arvada Flats	36 units
Creekside Village	27 units

Development of yet more projects is impressive as in these few more listed here:

- Arvada Beer Garden
- Arvada Point Flats
- Garrison Garden Paseo
- Ralston Creek Streetscape

Please give us a call for more detailed information.



disclosure: believed to be Van Meter Williams Pollack rendering modified; all photos respective pages under public domain

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Building 3: 9515 Ralston Rd | **Building 4:** 9528 W. 58th Avenue



Finding the Gold, a Summary

Nearly 176 years have passed since a little over one hundred people merged in an area near Clear Creek to find their dream of becoming rich shortly after Lewis Ralston became the first person to discover gold in Colorado. It was near his strike at the confluence of Clear Creek that later became known as Ralston Creek. Today, Arvada has grown to well over one hundred thousand people. One force driving its economic engine is its consistent growth along retail avenues. The Shops at Ralston Creek is one such testament to this retail effort.

Currently, there is one available 1,761 sf retail space for lease at this center, located in close proximity to dense populations in surrounding areas of both well-established residential communities as well as new developments which include a high-rise multi-housing use development project currently in development and slated for completion by year's end. Once tallied, a total of approximately 732 new dwelling units in close proximity to The Shops at Ralston Creek will enhance the area. Further, directly south of the property is a Walmart Supercenter and adjacent to the west is King Soopers and Arc stores. Only minutes from Ralston Creek is Olde Town Arvada which attracts thousands of tourists throughout the year.

Perhaps it is time for you to stake your own claim on a golden opportunity to become a piece of Arvada's history where once gold was first discovered. We are but a short phone call away.

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