



Life
WIDE OPEN



CBRE



PROJECT OVERVIEW

ONE OF DENVER'S fastest growing communities

Candelas is a 1,500-acre, multi-use project located in the suburban Arvada area situated between Boulder and Golden. The overall residential development surrounding Candelas is planned for a grand total of 18,555 units with the residential portion of Candelas totaling 4872 units. The commercial portion of the project is 408 acres. Commercial development includes an SCL Medical Campus, King Soopers and the future construction of the Jefferson Parkway to close the C-470 loop with two interchanges feeding into Candelas. It is the first stop for residents in Coal Creek Canyon, located west of Candelas, who are traveling to Boulder, Arvada and Denver.



PROJECT HIGHLIGHTS

- Seller will provide off-site infrastructure
- Significant visibility
- In proximity to employment generators
- Zoned, annexed and entitled
- Spine infrastructure complete



OUTSTANDING **views**



Mountain



Downtown



Metro



Standley Lake

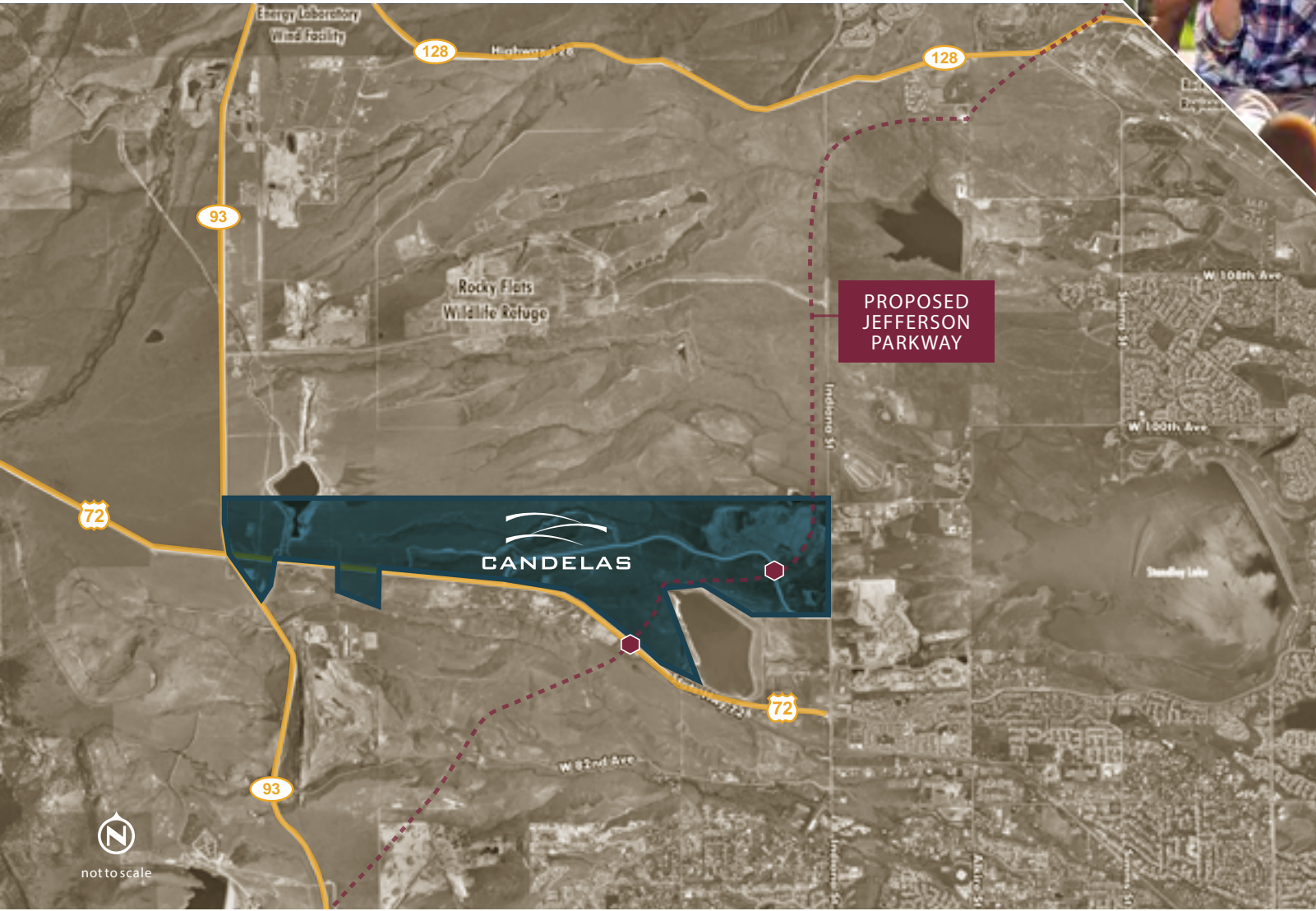
location: Indiana Street & Hwy 93, Arvada, CO

availability: Pad Sites

water/sewer: City of Arvada

zoning: PUD

AREA OVERVIEW



population

65,137

households

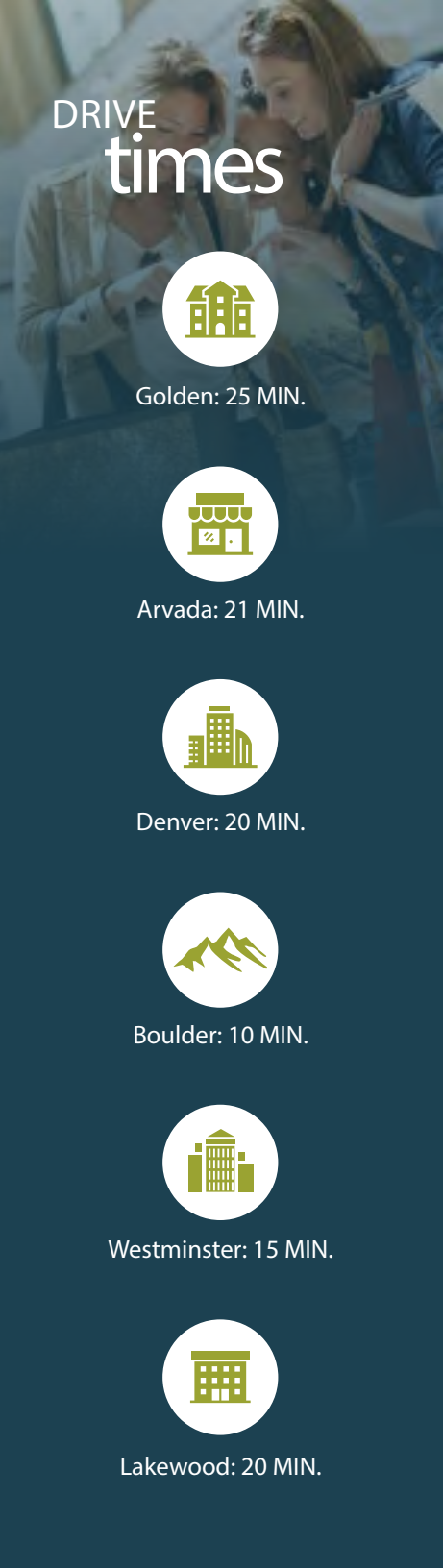
24,111

average
hh income

\$159,706

average
home value

\$568,244





CANDELAS COMMERCIAL SITES



CANDELAS WEST
CLICK TO VIEW

CANDELAS POINT
CLICK TO VIEW

OCC LIGHT INDUSTRIAL DEVELOPMENT

THIS AREA IS EXISTING & NOT AVAILABLE

INDIANA NORTH
CLICK TO VIEW

KINGS RETAIL
CLICK TO VIEW

THE TRIANGLE
CLICK TO VIEW

PROPOSED JEFFERSON PARKWAY

TRAILSTONE Residential Community Under Construction
672 units
\$639,990 to \$1,009,990

MULTI FAMILY 370 UNITS

AVAILABLE 3 ACRES

91ST PL

FUTURE JEFFCO SCHOOL SITE

CANDELAS PKWY

TRAILSTONE DEVELOPMENT

Jefferson County Library

THREE CREEKS K-8 SCHOOL

ROCKY FLATS NATIONAL WILDLIFE REFUGE

INDIANAST

CANDELAS PKWY

93

72

72

93





KINGS RETAIL

UNPARALLELED opportunity

Candelas is a fast growing community with strong household incomes that have a high propensity for spending on restaurants, fitness, personal care services and entertainment in an unreserved market.

Three retail centers in Candelas create over 200 acres of land available for purchase. Infrastructure for mid to large format uses is available in addition to pad users.

Major traffic corridors leading into the site are Indiana Street, Highway 93, Highway 72, and the future development of Jefferson Parkway. Residential units near 19,000 will bring consumers craving a one-stop-shop retail experience that Candelas has to offer.





THE TRIANGLE

PAD SITES
available for:



Quick Serve
Restaurants



Bank



Coffee



Auto Parts



Professional Services



Other Retail Uses



- 2.62 acres for sale
- Land ready for developer
- Utilities are ready
- Access points are in





INDIANA NORTH

POTENTIAL NEW
users include:



Restaurant



Professional Services



Retailers



Fitness



Gas Station



Day Care



- Northeast retail portion of the Candelas development
- 123,400 SF King Soopers now open just to the south
- Fast growing community with strong incomes
- Strong visibility from Indiana Street
- Proven developer can deliver sites quickly
- Pad sites available
- Affluent area situated between Boulder and Golden



INDIANA NORTH
9.187 & 2.62
ACRES AVAILAIBLE



RETURN TO
MAIN SITE PLAN



CANDELAS POINT

POTENTIAL NEW
users include:



Restaurant



Office



Retailers



Fitness



Professional Services





CANDELAS WEST

POTENTIAL NEW users include:



Restaurant



Automotive



Mixed Use



Retailers



Gas Station



Day Care



Fitness

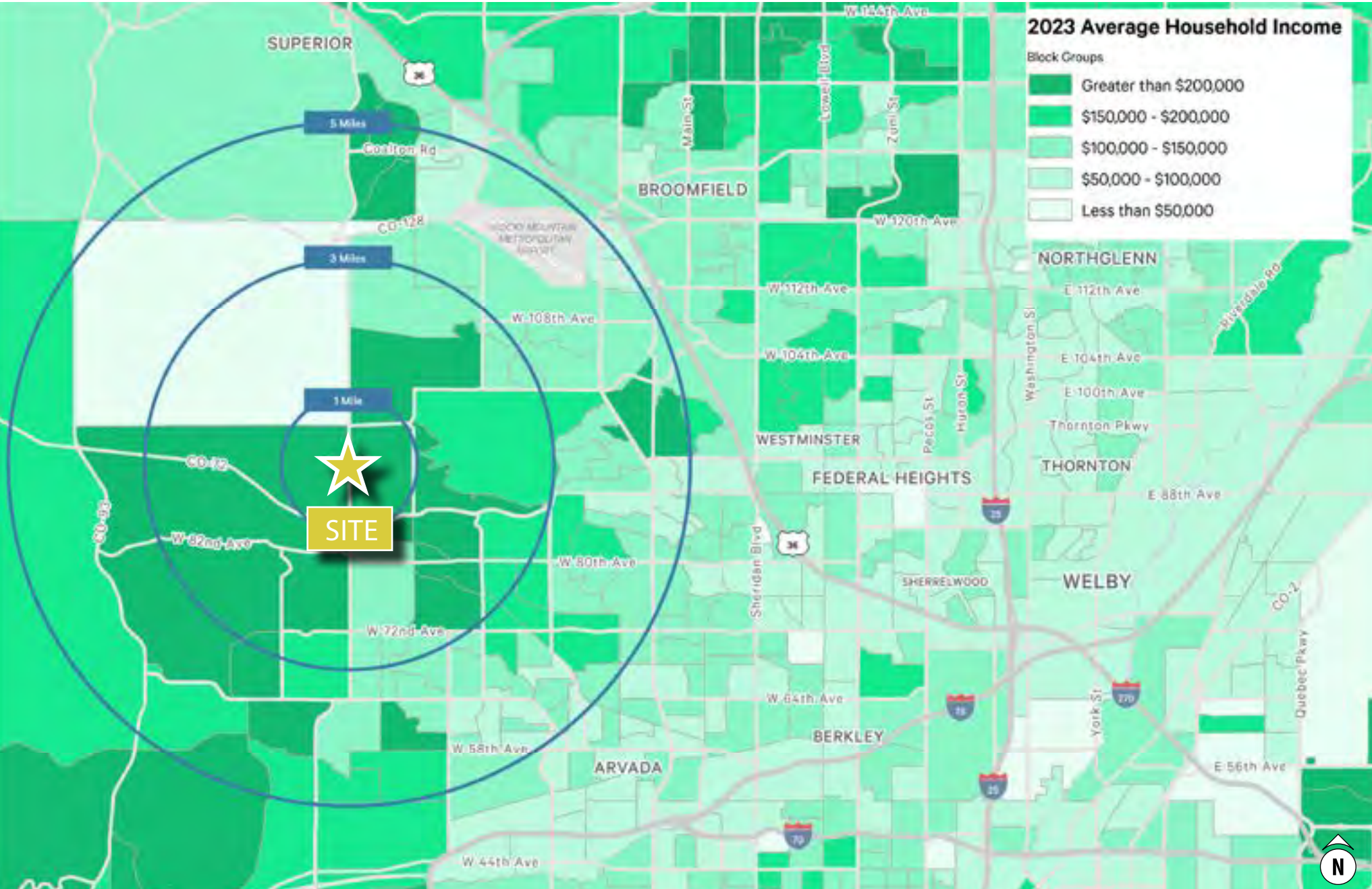


Professional Services

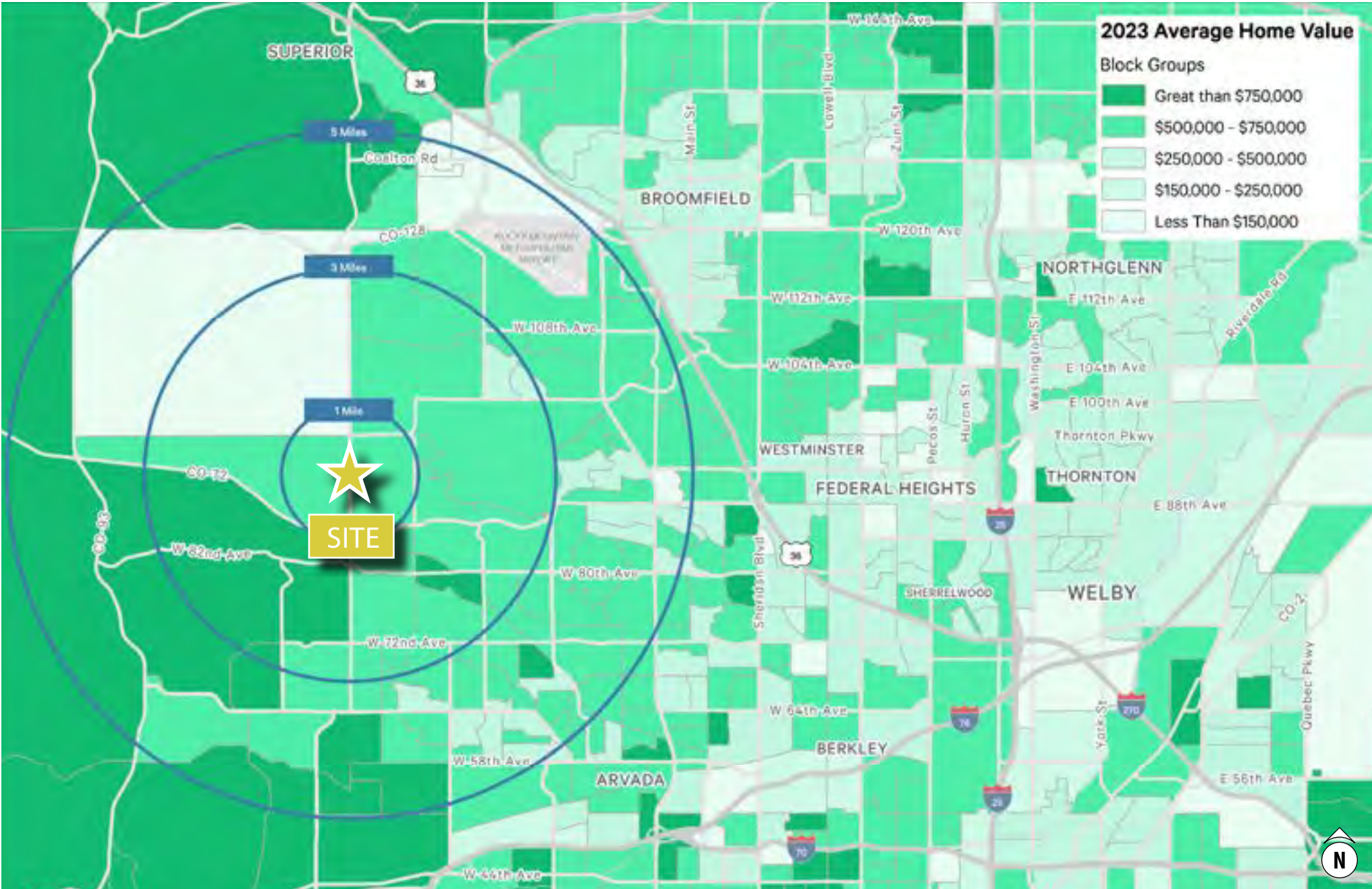


- 131 acres
- West retail portion of the Candelas development
- High visibility from both Hwy 93 & Hwy 72
- Limited services providing great opportunities
- Proven developer can deliver sites quickly
- Pad sites available
- Candelas West is a halfway point between Boulder and Golden

AVERAGE HOUSEHOLD INCOME - 1, 3, 5 MILES



AVERAGE HOME VALUE - 1, 3, 5 MILES





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