

SEC 90TH AVENUE & INDIANA STREET | ARVADA, CO 80007

RETAIL PADS FOR LEASE OR BUILD-TO-SUIT



ACROSS FROM NEW KING SOOPERS ANCHORED CENTER



DESIGNATED OPEN SPACE

RESIDENTIAL DEVELOPMENT

- CANDELAS**
New/Under Construction 1,575 units
Planned/Approved 3,558 units
Under Review 204 units
- LEYDEN ROCK**
New/Under Construction 2,848 units
Under Review 32 units
- WHISPER CREEK**
New/Under Construction 575 units
Planned/Approved 272 units
- RALSTON CREEK TOWNHOMES**
Approximately 45 units
- RALSTON RIDGE**
Approximately 49 units
- CHERRYWOOD POINTE SENIOR LIVING**
Approximately 120 units
- 86TH & INDIANA**
Mixed-use with Approximately 72 units
- PARK RIDGE & VILLAGE OF FIVE PARKS**
Mixed-use with Approximately 66 units

COMMERCIAL ANCHORS: King Soopers, Wendy's, 1-800-Flowers.com, Ted's Biscuits, Noodles & Company, Chase, Murphy's USA, Brakes Plus, TACO BELL, O'Reilly, SCL Health, CVS pharmacy, Meiklejohn Elementary (532 students), Ralston Valley High School (1,823 students), West Woods Elementary (597 students), Sundyne (550 employees), Kohl's, ACE Hardware, Subway.

LOCAL AMENITIES: Rocky Flats National Wildlife Refuge, Candelas Life Wide Open, Welton Reservoir, Jefferson County Public Library (30K building coming soon), Quantum Commons @ Arvada (70 AC technology park under construction).

NEIGHBORING STREETS: Candelas Parkway, Indiana Street, W. 91st Place, W. 90th Avenue, W. 82nd Parkway, W. 72nd Avenue, W. 64th Avenue, Virginia Way, Alkire Street, Cold Creek Canyon Road, Future Jefferson Parkway.

OTHER LOCALITIES: Whisper Village Tenants Coming Soon, Whisper Creek II Park, Goddard School.

BROKERAGE DISCLOSURE



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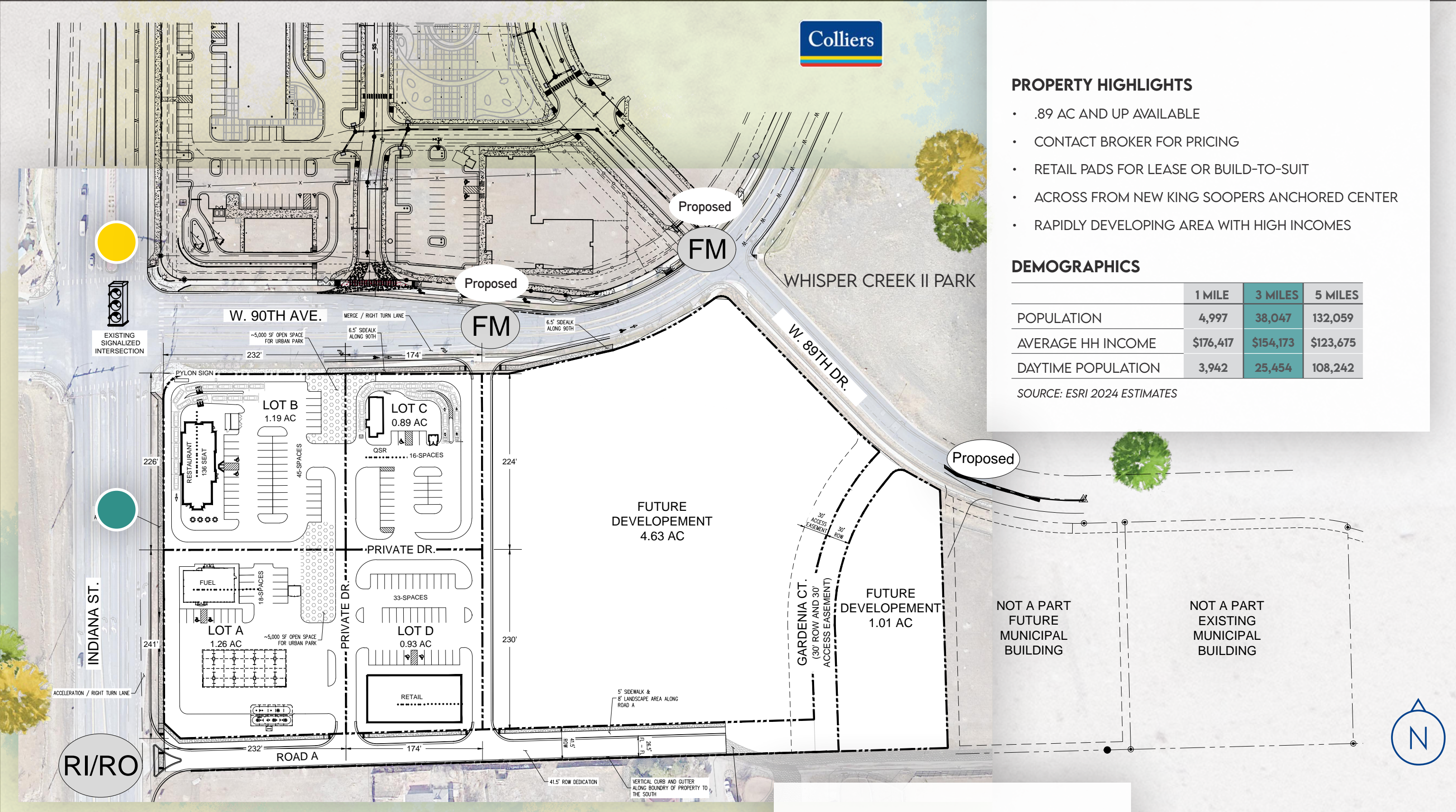
PROPERTY HIGHLIGHTS

- .89 AC AND UP AVAILABLE
- CONTACT BROKER FOR PRICING
- RETAIL PADS FOR LEASE OR BUILD-TO-SUIT
- ACROSS FROM NEW KING SOOPERS ANCHORED CENTER
- RAPIDLY DEVELOPING AREA WITH HIGH INCOMES

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	4,997	38,047	132,059
AVERAGE HH INCOME	\$176,417	\$154,173	\$123,675
DAYTIME POPULATION	3,942	25,454	108,242

SOURCE: ESRI 2024 ESTIMATES



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TRAFFIC COUNTS

- INDIANA STREET SOUTH OF 90TH AVENUE | **16,013 VPD**
- INDIANA STREET NORTH OF 90TH AVENUE | **17,391 VPD**

SOURCE: MPSI 2022 ESTIMATES