

FOR LEASE

RETAIL | SUITE Q | 1,321 SF

14455 W 64TH AVE
ARVADA, CO 80004



ARVADA WEST TOWN CENTER



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
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PROPERTY INFORMATION

ARVADA WEST TOWN CENTER

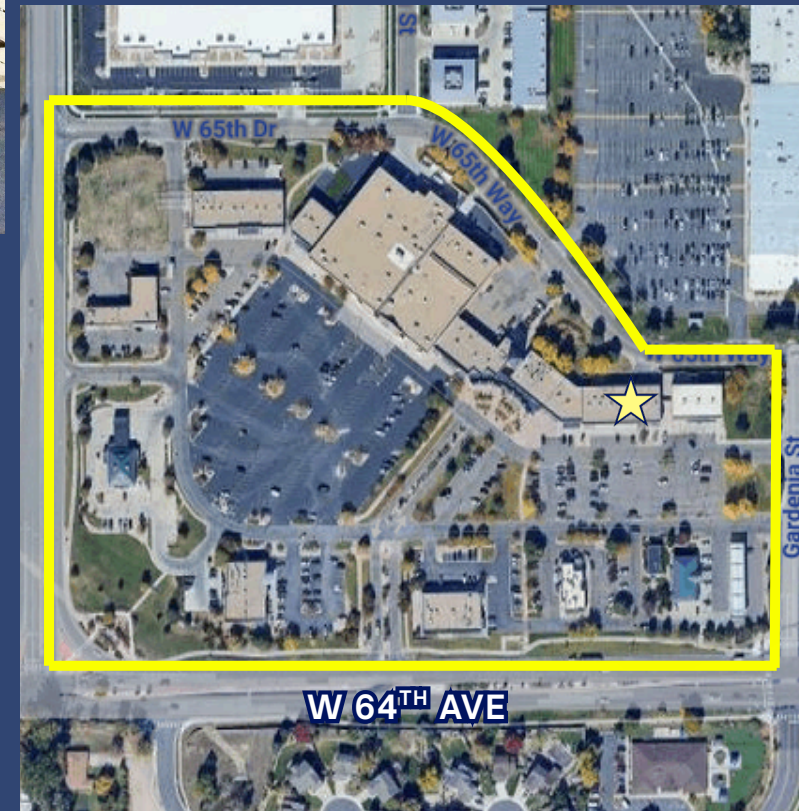
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LEASE RATE	CONTACT BROKER
YEAR BUILT	2001
BUILDING SIZE	18,081 SF (TBV)
SF AVAILABLE	1,321
SUITES	1 AVAILABLE
LOT SIZE	3.6 AC
USE	RETAIL
ZONING	MX-S

Property Highlights

- Established neighborhood shopping center with a complementary mix of daily-needs and destination-oriented tenants
- Balanced suite sizes accommodate a variety of local, regional, and franchise operators
- Consistent customer traffic generated by restaurant, fitness, postal, and library users
- Convenient parking lot with easy in-and-out access



SITE PLAN

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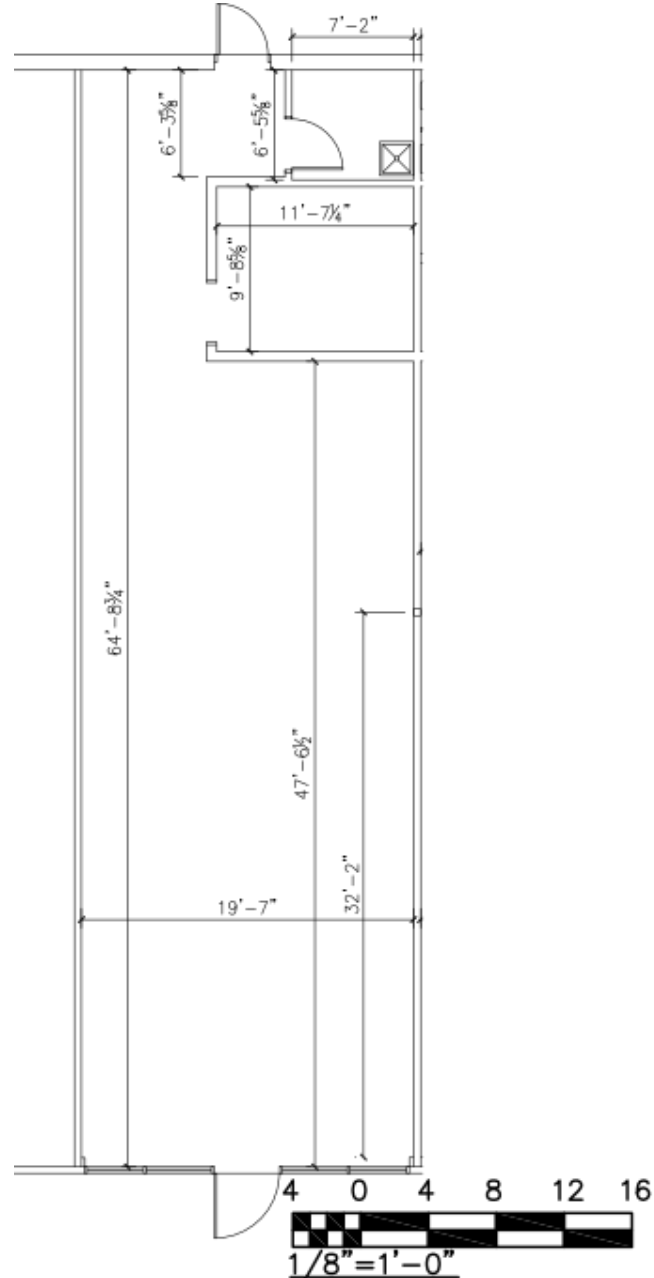


*SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT GUARANTEED TO BE TO SCALE. INTENDED SOLELY FOR TENANT VISUALIZATION AND GENERAL REFERENCE.

FLOOR PLAN – SUITE Q

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14455 W 64th Ave, Suite Q-1321 SF

TRAFFIC & DEMOGRAPHICS

ARVADA WEST TOWN CENTER

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RADIUS	2-MILE	5-MILE	10-MILE
2025 POPULATION	32,798	154,460	707,932
2030 PROJECTED	32,516	153,731	718,385
AVG. HOUSEHOLD INCOME	\$157,016	\$142,677	\$126,020
MEDIAN HOME VALUE	\$759,198	\$730,560	\$653,680

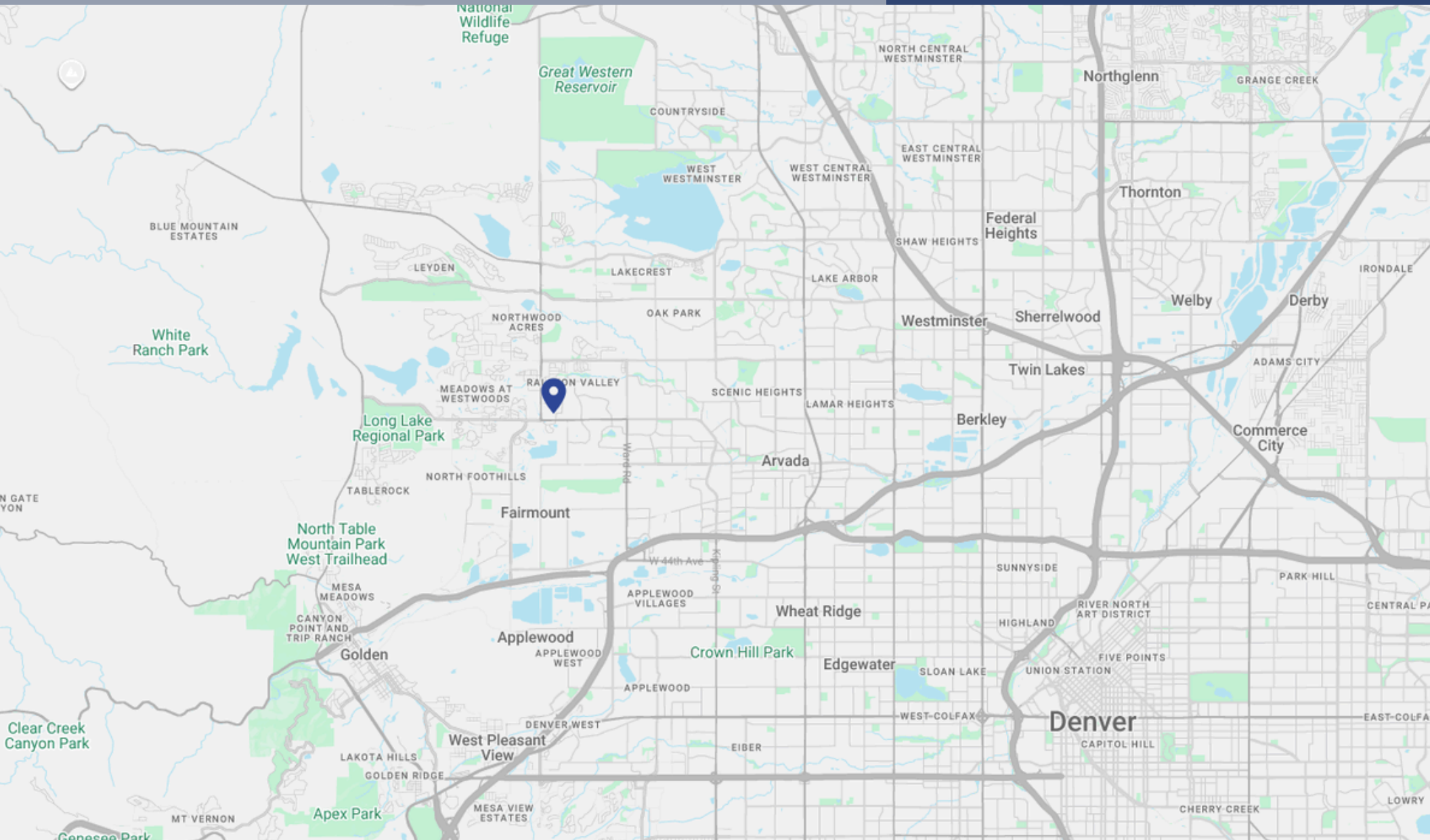
*DEMOGRAPHIC DATA HAS BEEN PROVIDED BY COSTAR GROUP AND IS DEEMED RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS.

LOCATION MAP

ARVADA WEST TOWN CENTER

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