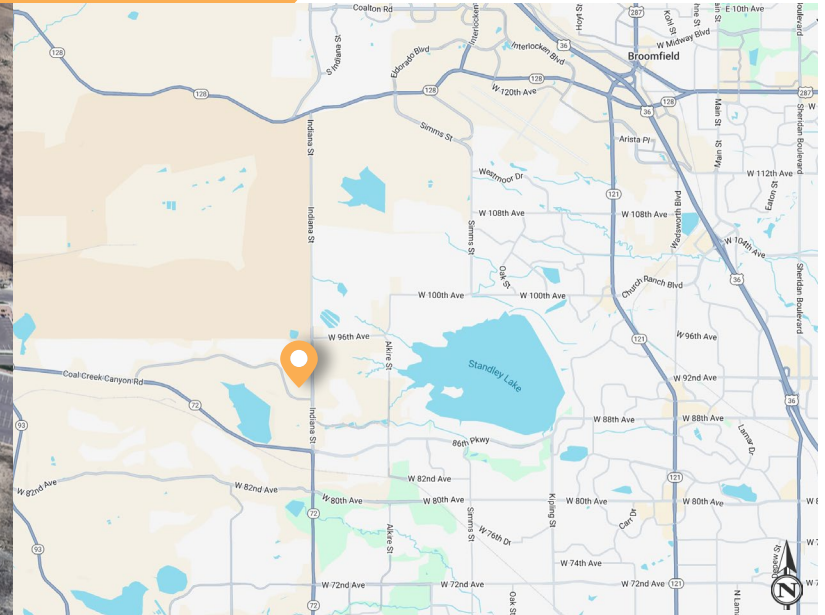


# Candelas

W 91ST PL | ARVADA, CO

DAVID  
HICKS  
LAMPERT



**FOR SALE**

## AVAILABLE

55,055 SF  
1.264 AC

## PROPERTY HIGHLIGHTS

- Adjacent to new King Soopers Center
- Fast growing community with high incomes
- Affluent area situated between Boulder and Golden
- Under-served retail market
- Surrounded by approximately 6,000+ new residential units in some phase of development within a 3 mile radius from the site

## TRAFFIC COUNTS

<b>On Candelas Pkwy west of Indiana St</b>	4,465 CPD
<b>On Indiana St north Candelas Pkwy</b>	14,122 CPD
<b>On Indiana St south Candelas Pkwy</b>	16,392 CPD

Source: CDOT 2025

## NEARBY RETAILERS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	3,238	29,897	110,945
<b>AVERAGE HH INCOME</b>	\$232,549	\$211,725	\$174,562
<b>BUSINESSES</b>	69	920	4,665
<b>EMPLOYEES</b>	283	4,888	36,427

Source: Applied Geographic Solutions, 2025 Estimates

**ZANDER RODRIGUEZ**

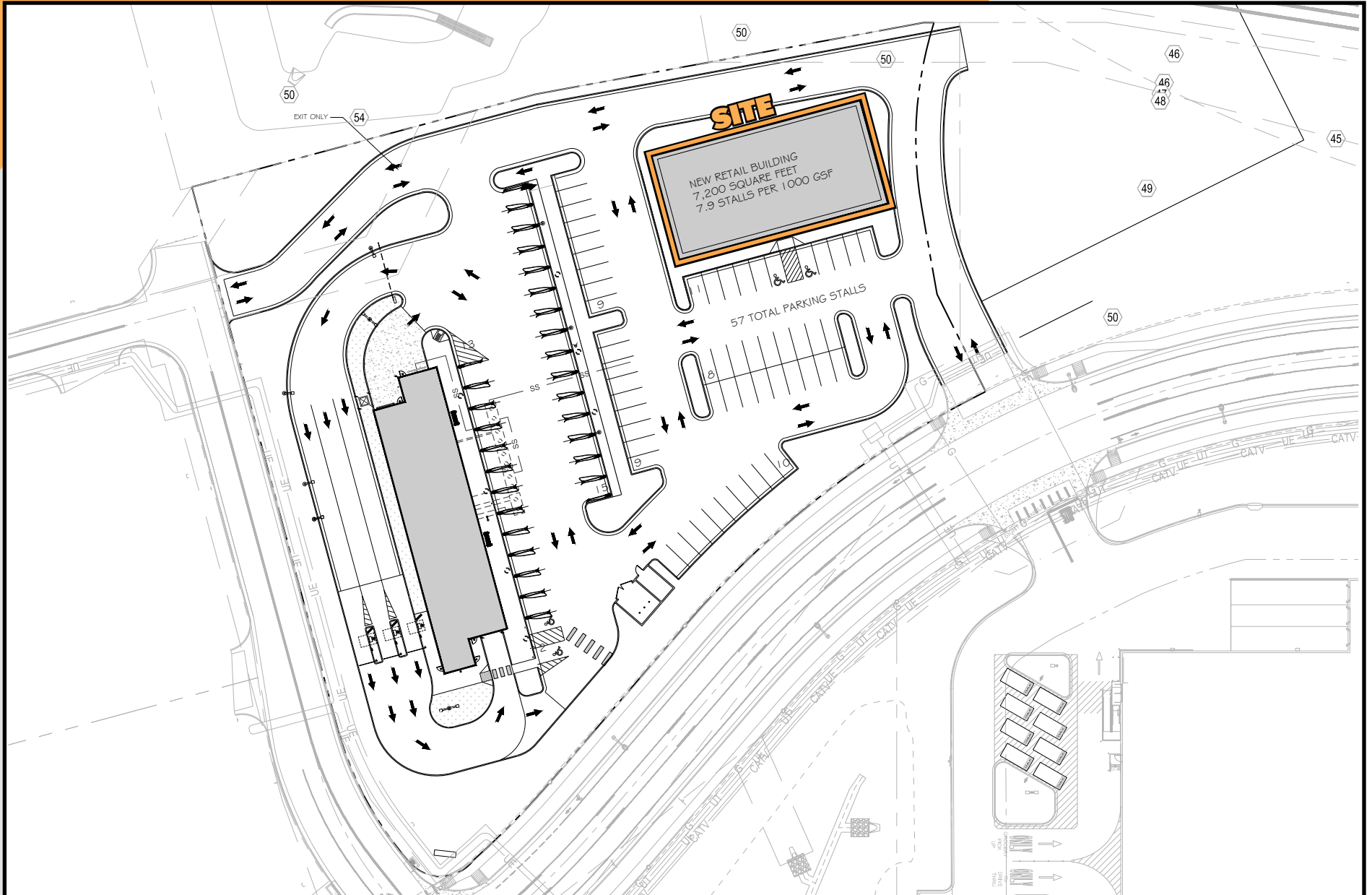
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