

TRADE AREA DEMOGRAPHICS

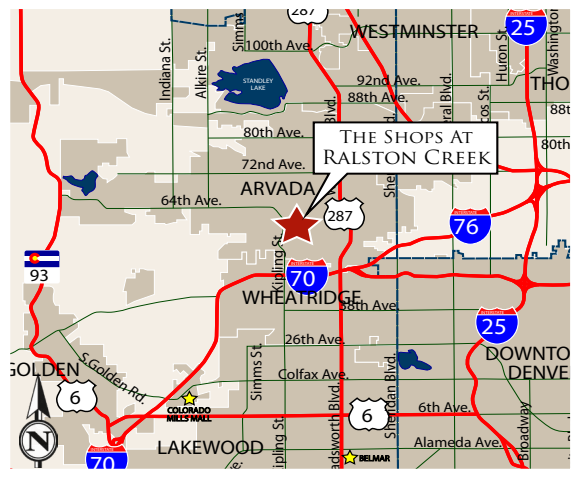
TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	17,669	106,205	287,743
Average HH Income	\$111,484	\$125,440	\$132,428
Businesses	637	6,303	15,306
Employees	3,637	46,904	107,933

Source: Applied Geographic Solutions, 2024 Estimates

On 58th Avenue east of Independence St	18,118 Cars/day
On Independence St south of 58th Avenue	9,762 Cars/day

Source: CDOT 2024



FOR MORE INFORMATION, PLEASE CONTACT

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THE SHOPS AT RALSTON CREEK

NEC OF 58TH AVENUE & INDEPENDENCE STREET - ARVADA, CO



- One highly visible unit available: 1,761 SF.
- Arvada's only intersection with both Walmart & King Soopers.
- **Opportunity to join:** MOD Pizza, Tokyo Joe's, Wingstop, Arvada Liquor Mart, Five Guys, Bank of America, VIP Nails, Tropical Smoothie Cafe, Corvus Coffee, and Comfort Dental.
- Underserved submarket with strong supporting demographics.
- Rare in-fill opportunity in an established trade area.
- Exposure to over 29,000 cars per day at this intersection.

CLICK HERE

VIRTUAL TOUR

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- Over 106,000 people within a 3 mile radius.
- 732 new housing units now open or under development.
- Service, retail, and medical uses allowed.
- Lutz/Stanger Sports Complex attracts over 1.3 million visitors per year.
- 146 total parking stalls.



Improved Customer Entrance

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