

NEC INDIANA STREET & 87TH PARKWAY

PAD AVAILABLE: FOR SALE OR LEASE | ARVADA, COLORADO 80005



INFORMATION

- Pad available for sale, ground lease or build-to-suit along Indiana Street
- Multiple parcel configurations available
- Rapidly growing trade area
- Approximately 5,000 new residential units planned or under construction

DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
Population	29,527	122,454	254,596
Projected Population 2021	31,355	130,807	274,307
Avg. HH Inc.	\$121,407	\$100,297	\$90,307
Employees	8,598	38,905	116,298

Source: Allocate Data 2016

TRAFFIC COUNTS

On Indiana St south of 86th Pkwy	22,805 cars/day
On Indiana St north of 86th Pkwy	17,919 cars/day ¹
On 86th Pkwy east of Indiana St	10,250 cars/day

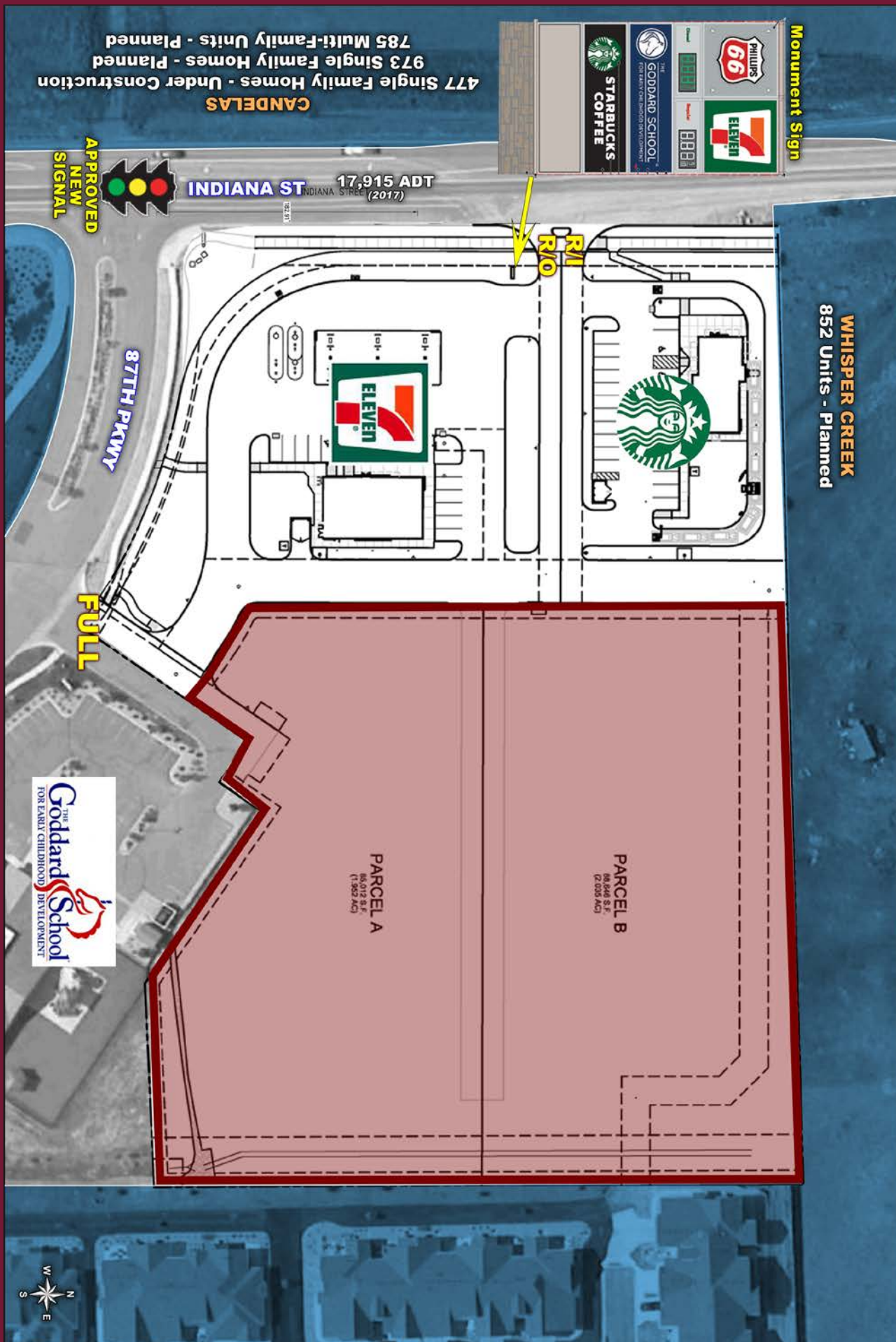
Source: Traffic Data 2016, 2017¹

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WHISPER CREEK
852 Units - Planned

CANDELAS
477 Single Family Homes - Under Construction
973 Single Family Units - Planned
785 Multi-Family Units - Planned

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