

5690 YUKON STREET  
ARVADA | COLORADO



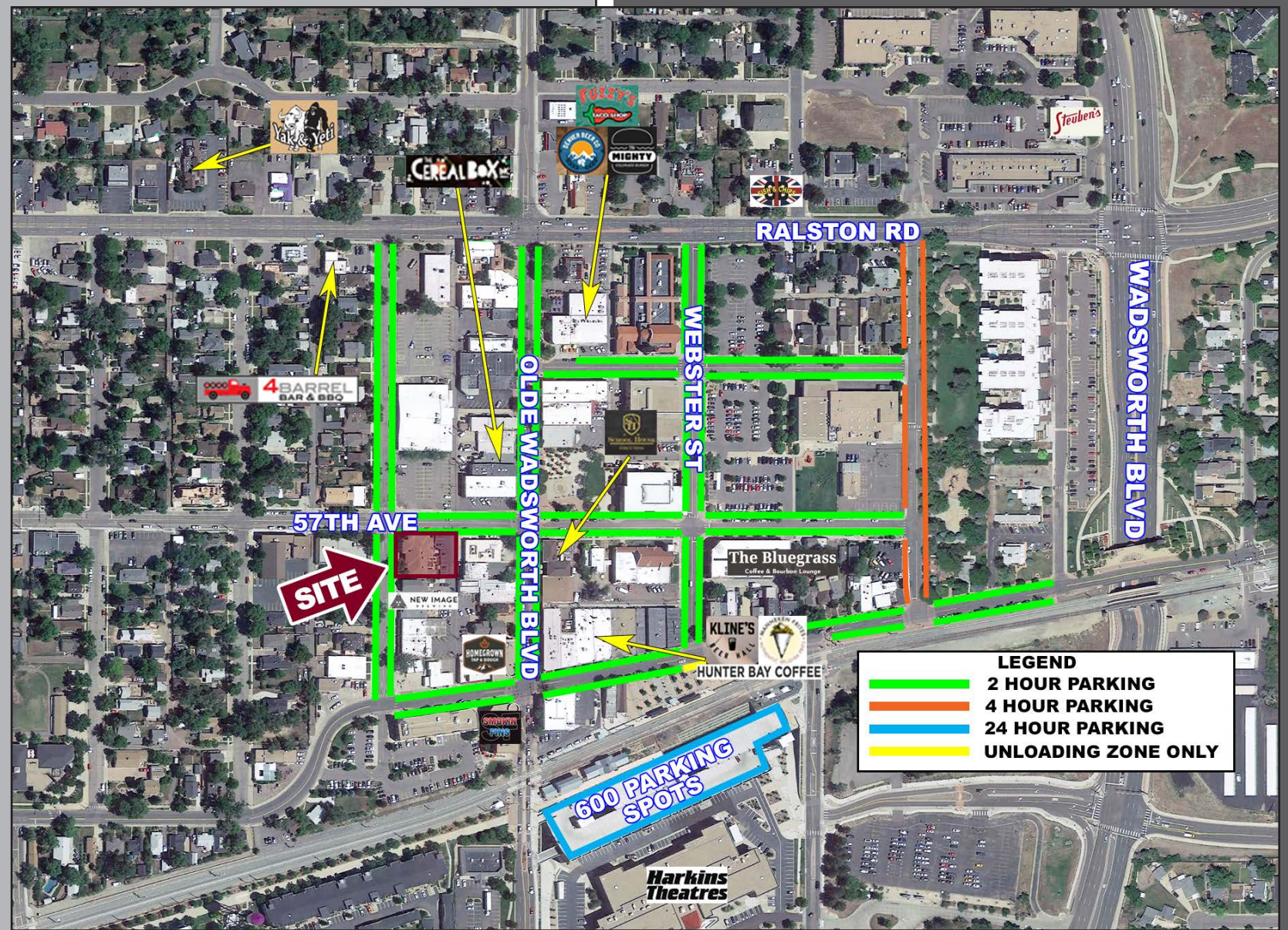
**SullivanHayes**  
B R O K E R A G E

we are  
**RETAIL**  
A MEMBER OF  
**CHAIN LINKS**  
RETAIL ADVISORS  
AGENCY  
DISCLOSURE

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**SullivanHayes**  
B R O K E R A G E

- FANTASTIC RESTAURANT/RETAIL OPPORTUNITY IN ARVADA'S OLDE TOWN!
- JOIN HOMEGROWN TAP & DOUGH, FUZZY'S TACOS, DENVER BEER CO., SCHOOL HOUSE KITCHEN & LIBATIONS AND MORE!
- 9,000 SF OF RESTAURANT/RETAIL SPACE WITH EXTENSIVE PATIO OPTIONS
- PARKING SPACES ON SITE



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	17,063	131,096	323,209
Avg. HH Inc.	\$85,461	\$85,600	\$94,129
Employees	3,188	41,978	113,177
Businesses	463	5,313	13,119

Source: Allocate Data 2018

## TRAFFIC COUNTS

Ralston Rd & Wadsworth Blvd	69,712 cars/day <sup>1</sup>
G-Line Riders Per Day	9,000 commuters/day
I-70 (less than 2 miles)	146,000 cars/day
Arvada Center for Performing Arts	350,000 visitors annually

Source: ReGIS 2018 / Arvada Center for Performing Arts 2016-2017 Annual Report, 'DRCOG

