

# Prime Retail Space Available

## Canyon Point Plaza

109 & 111 North Rubey Drive  
Golden, Colorado 80403

### FOR LEASE



**Available: 1,103 SF**  
**NNN: \$10.72/SF (2017 Est.)**

- **Competitive rates**, please call for more information!
- High traffic area near the heart of Golden
- Great co-tenancy with big user office/retail including Wells Fargo, Starbucks, Cast Iron Tavern, Rose Cleaners, Ali Baba's Restaurant, Virtuosity Dance Centre and others...
- Easy access to Hwy 93, Hwy 58 & Hwy 6
- Front-door parking, great views!

#### Demographics *(Source: Allocate Data 2016)*

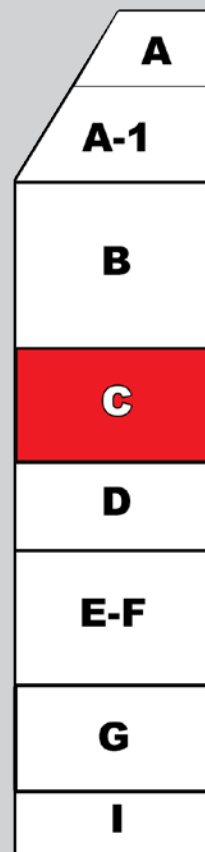
	1 mile	3 miles	5 miles
Population	7,532	21,151	56,272
Average HH Income	\$103,668	\$103,614	\$114,390
Employees	6,734	18,779	48,947
Businesses	515	1,224	3,664

#### Traffic Counts *(Google Earth 2012; \*CDOT 2014)*

On Iowa St northeast of Washington Ave	1,204 cars/day
On Washington Ave east of Hwy 93	6,732 cars/day
On Hwy 93 north of Washington Ave	26,000 cars/day*

#### SITE PLAN

A	Dance Studio 1,000 SF
A-1	Martial Arts 1,490 SF
B	Cast Iron Tavern 2,601 SF
<b>C</b>	<b>Available - 1,103 SF</b>
D	Rose Cleaners 1,122 SF
E-F	Ali Baba's Restaurant 2,399 SF
G-H	Shabby Sheek 1,468 SF
I	Los Marcelos Mexican Restaurant - 1,718 SF



**Chris Vincent**

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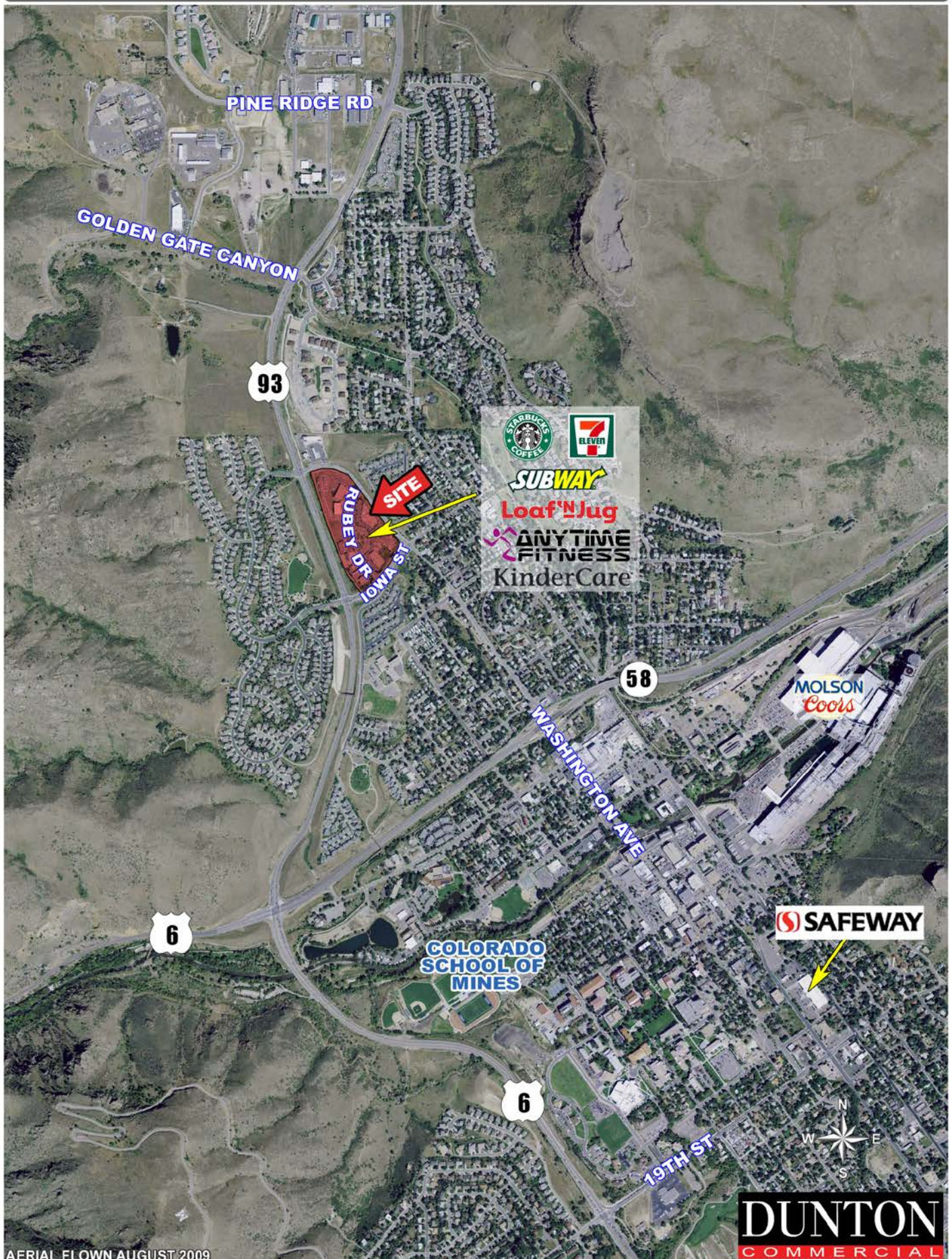
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109 - 111 Rubey Drive Golden, Colorado



AERIAL FLOWN AUGUST 2009

PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\AERIALS\Dunton\Iowa&Rubey\_09 PSD