



# NEC INDIANA STREET & 87TH PARKWAY

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



## INFORMATION

- New Construction: Multi-Tenant Space available for lease
- Pad Site: 1.0 AC +/- available for sale, ground lease or build-to-suit

## DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
Population	32,617	125,701	258,685
Projected Population 2022	34,252	133,061	279,033
Avg. HH Inc.	\$127,780	\$104,128	\$93,651
Employees	6,926	35,413	114,559

Source: Allocate Data 2018

## TRAFFIC COUNTS

- Multiple parcel configurations available
  - Rapidly growing trade area
- |                                  |                              |
|----------------------------------|------------------------------|
| On Indiana St south of 86th Pkwy | 22,805 cars/day              |
| On Indiana St north of 86th Pkwy | 19,580 cars/day <sup>1</sup> |
| On 86th Pkwy east of Indiana St  | 10,250 cars/day              |
- Source: Traffic Data 2016, 2017<sup>1</sup>

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## Candelas Parkway & Indiana Street New Housing Developments

Map ID	Subdivision	Total Units	Units Built as of June 2018	Remaining Units
1	Candelas	3,407	891	2,516
2	Crown Point	64	0	64
3	GEOS	281	8	273
4	Leyden Rock	1,368	1,174	194
5	Ralston Ridge	50	0	50
6	Skystone	519	305	214
7	Trail Village	67	64	3
8	Views - Cityscapes	62	0	62
9	WesTown Urban	299	189	110
10	Whisper Creek	143	102	41
<b>TOTALS</b>		<b>6,260</b>	<b>2,733</b>	<b>3,527</b>

Source: Metrostudy 2Q2018



AERIAL PROVIDED BY GOOGLE EARTH

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