

# SWC 64TH AVENUE & ELDRIDGE STREET

14061 W 63RD PLACE | ARVADA, CO 80004



## PROPERTY HIGHLIGHTS

- One of the last pad opportunities along 64th Avenue in Arvada
- Located at the signalized intersection at Eldridge Street
- Total of 1.77 acres; can be split into two pads
- Zoning PUD-BP, allowing financial institution, restaurants, gas/convenience stores and other drive through uses
- Mature trade area with high incomes

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>	10,382	66,892	161,947
<b>Avg HH Income</b>	\$123,020	\$112,942	\$95,261
<b>Employees</b>	4,330	23,580	62,950
<b>Businesses</b>	427	2,674	6,932

## TRAFFIC COUNTS

Source: DRCOG

On 64th Ave east of Indiana St	24,599 cars/day
On 64th Ave east of Eldridge St	25,271 cars/day

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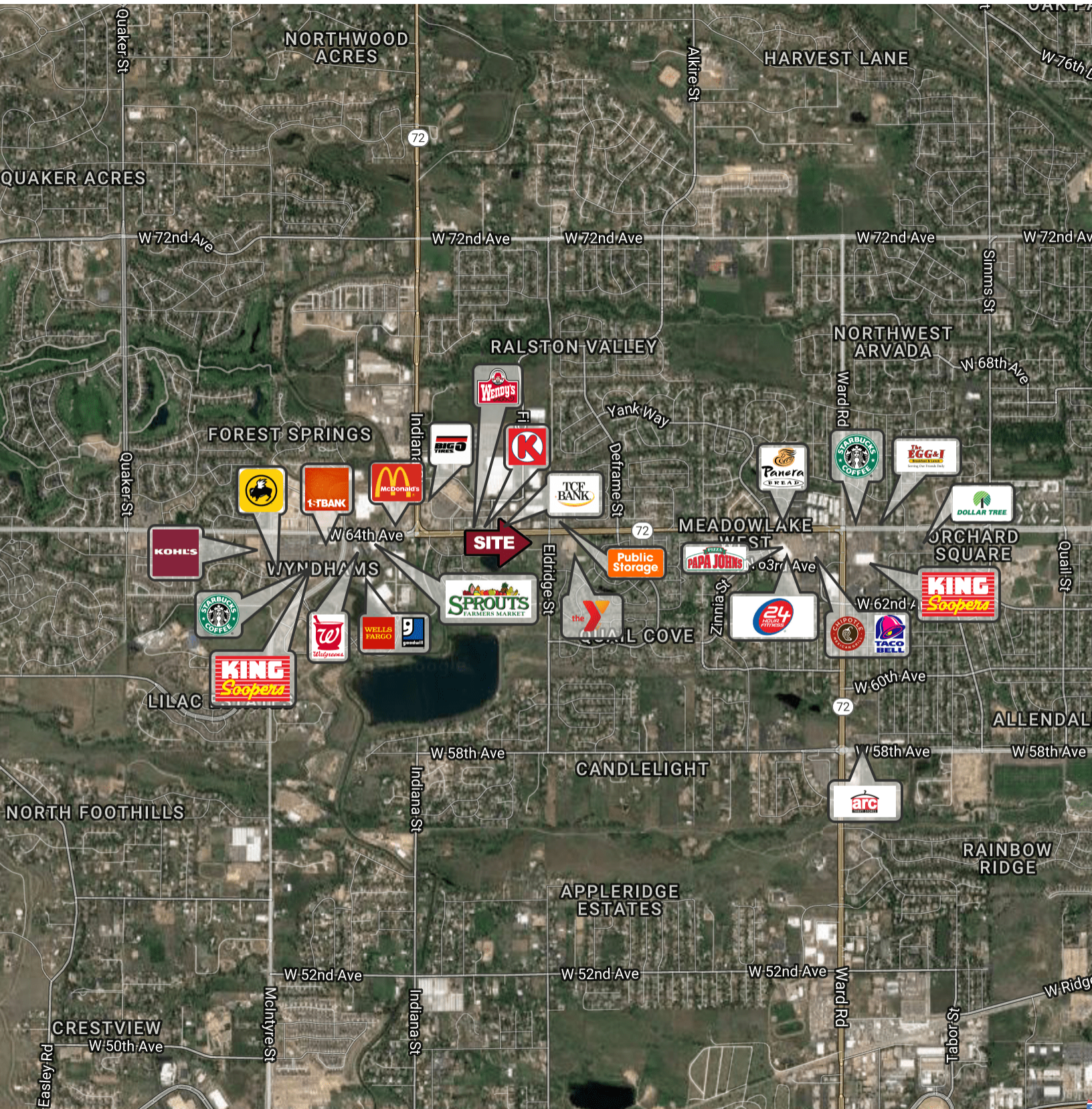
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