

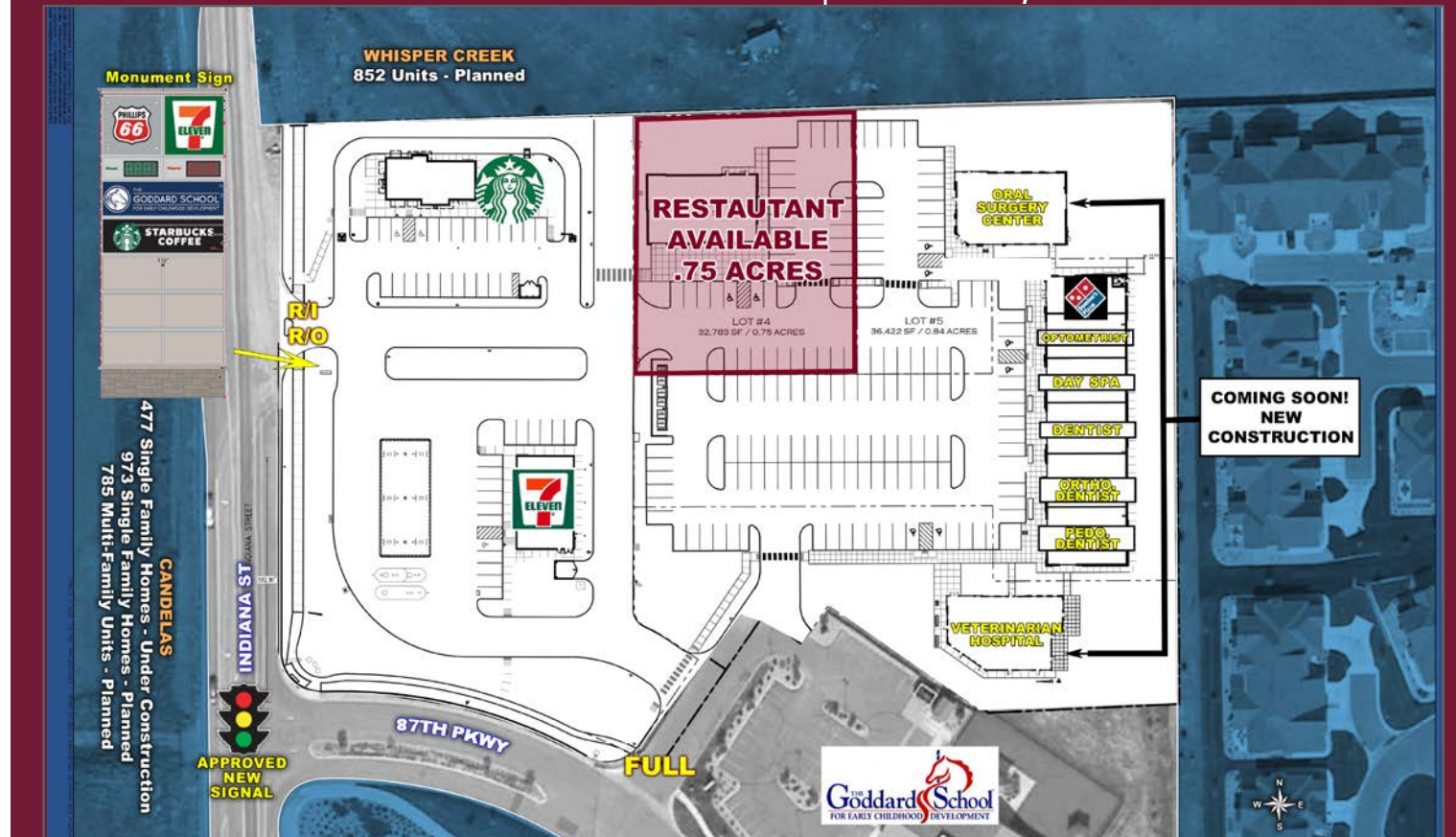
NEC INDIANA STREET & 87TH PARKWAY | ARVADA, COLORADO 80005



WILD GRASS PLAZA

FOR LEASE OR FOR SALE 6,000 SF +/- BUILDING

87TH PARKWAY & INDIANA STREET | ARVADA, COLORADO 80005



INFORMATION

- Pad Site: .75 AC +/- available for sale, ground lease or build-to-suit
- Building square footage divisible or up to 6,000 SF depending on use
- Rapidly growing trade area with high average household incomes
- Adjacent to Starbucks, 7-11 and coming small shop tenants

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

On Indiana St south of 86th Pkwy	22,805 cars/day
On Indiana St north of 86th Pkwy	19,580 cars/day ¹
On 86th Pkwy east of Indiana St	10,250 cars/day

Source: Traffic Data 2016, 2017¹

5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

SullivanHayes
B R O K E R A G E

we are
RETAIL
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS
AGENCY
DISCLOSURE

Courtney Key

720.382.7514 | ckey@sullivanhayes.com

Pat Shelton

303.370.7475 | pshelton@sullivanhayes.com

NEC INDIANA STREET & 87TH PARKWAY ARVADA, COLORADO 80005

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
TOTALS		6,260	2,733	3,527

Source: Metrostudy 2Q2018

