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PAD AVAILABLE | ARVADA, COLORADO 80005



INFORMATION

- Last pad available
- Available for sale, lease or build-to-suit
- Limited competition in the area
- Zoned PUD-BP-Retail, Medical, Office and other commercial uses
- Serving the residential communities of 5 Parks, Whisper Creek, Leyden Rock & Candelas
- Underserved trade area

DEMOGRAPHICS

	1 MILE	2 MILE	3 MILE
Population	4,521	15,741	37,557
Projected Population 2020	4,754	16,545	39,424
Avg. HH Inc.	\$133,718	\$136,299	\$127,033
Employees	920	3,256	8,550

Source: Allocate Data 2017

TRAFFIC COUNTS

On Indiana St south of 86th Pkwy	22,805 cars/day
On Indiana St north of 86th Pkwy	16,365 cars/day
On 86th Pkwy east of Indiana St	10,250 cars/day

Source: All Traffic Data 2016

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BROKERAGE

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