

FOR LEASE

RETAIL | SUITES P & Q | 1,321 - 2,641 SF

14455 W 64TH AVE
ARVADA, CO 80004



15000 W 44TH AVE. SUITE C GOLDEN, CO 80403
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PROPERTY INFORMATION

ARVADA WEST TOWN CENTER

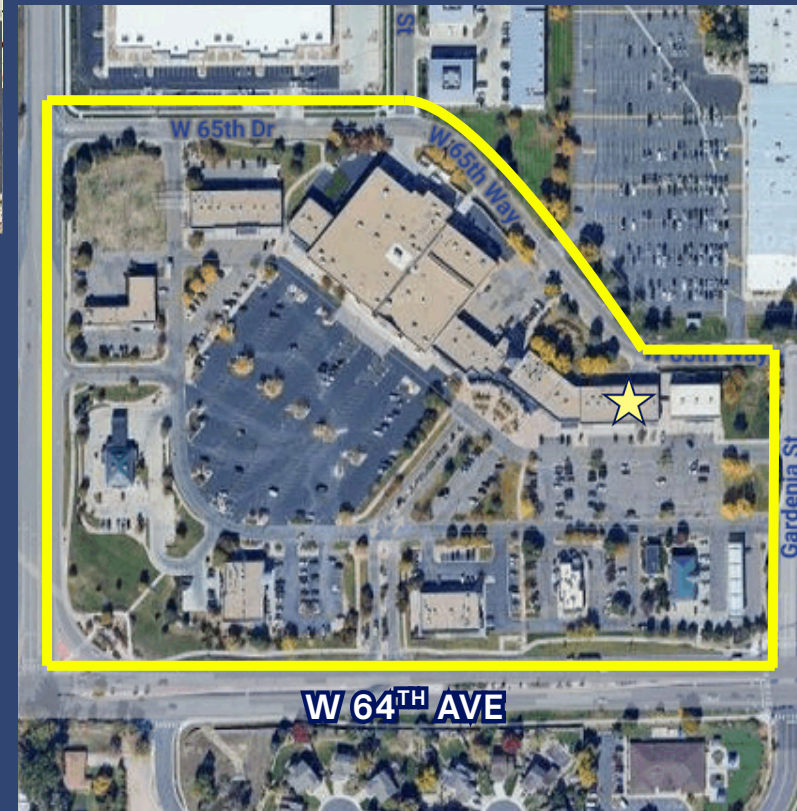
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LEASE RATE	\$20-22/SF
YEAR BUILT	2001
CENTER SIZE	98,813 SF (TBV)
SF AVAILABLE	1,321 - 2,641
SUITES	2 AVAILABLE
LOT SIZE	11.79 AC
USE	RETAIL
ZONING	MX-S

Property Highlights

- Established neighborhood shopping center with a complementary mix of daily-needs and destination-oriented tenants
- Balanced suite sizes accommodate a variety of local, regional, and franchise operators
- Consistent customer traffic generated by restaurant, fitness, postal, and library users
- Convenient parking lot with easy in-and-out access



SITE PLAN

ARVADA WEST TOWN CENTER

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TENANT MIX

ABO'S PIZZA
ARVADA BIKE REPAIR AND SERVICE
ARVADA TRIATHLON COMPANY
AUTOZONE
BIG O TIRES
COMFORT DENTAL
F45 TRAINING
GOLF SIMULATOR
GREASE MONKEY
INTA JUICE
JEFFERSON COUNTY EXPRESS LIBRARY
LUKI BREWERY
PHILLIPS 66
PNC BANK
QDOBA
QUILT SHOP
RIB CITY
ROCKET
SALON
STORYLINE CHURCH
USPS
WENDY'S

AVAILABLE

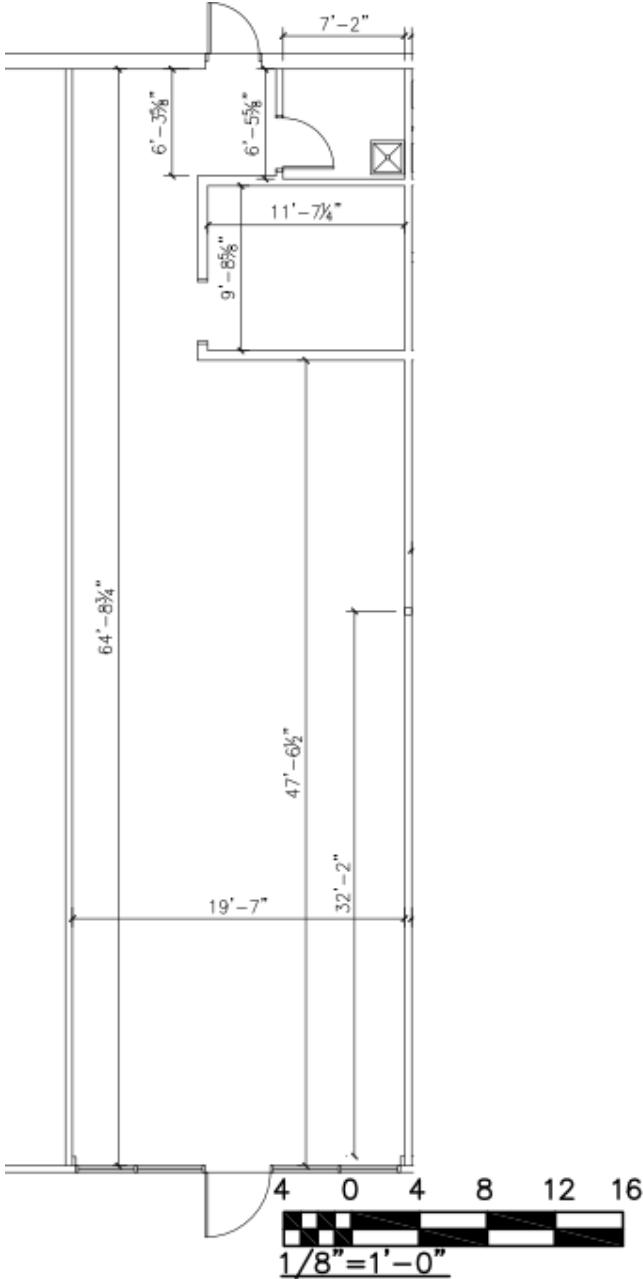
Suite P – 1,320 SF
Suite Q – 1,321 SF



*SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT GUARANTEED TO BE TO SCALE. INTENDED SOLELY FOR TENANT VISUALIZATION AND GENERAL REFERENCE.

FLOOR PLAN – SUITE Q
ARVADA WEST TOWN CENTER

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14455 W 64th Ave, Suite Q-1321 SF

TRAFFIC & DEMOGRAPHICS

ARVADA WEST TOWN CENTER

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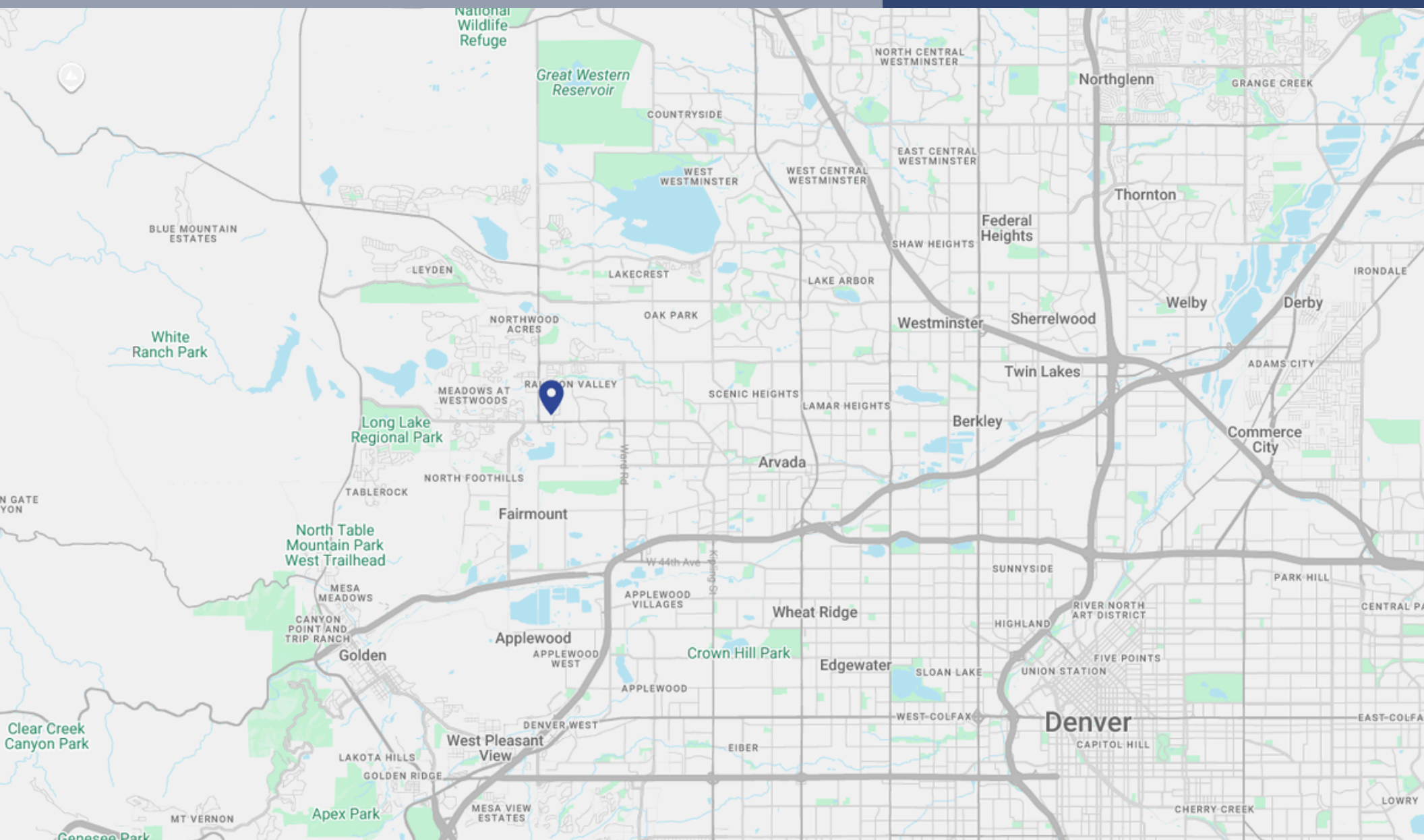
RADIUS	2-MILE	5-MILE	10-MILE
2025 POPULATION	32,798	154,460	707,932
2030 PROJECTED	32,516	153,731	718,385
AVG. HOUSEHOLD INCOME	\$157,016	\$142,677	\$126,020
MEDIAN HOME VALUE	\$759,198	\$730,560	\$653,680

*DEMOGRAPHIC DATA HAS BEEN PROVIDED BY COSTAR GROUP AND IS DEEMED RELIABLE BUT HAS NOT BEEN VERIFIED FOR ACCURACY OR COMPLETENESS.

LOCATION MAP

ARVADA WEST TOWN CENTER

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