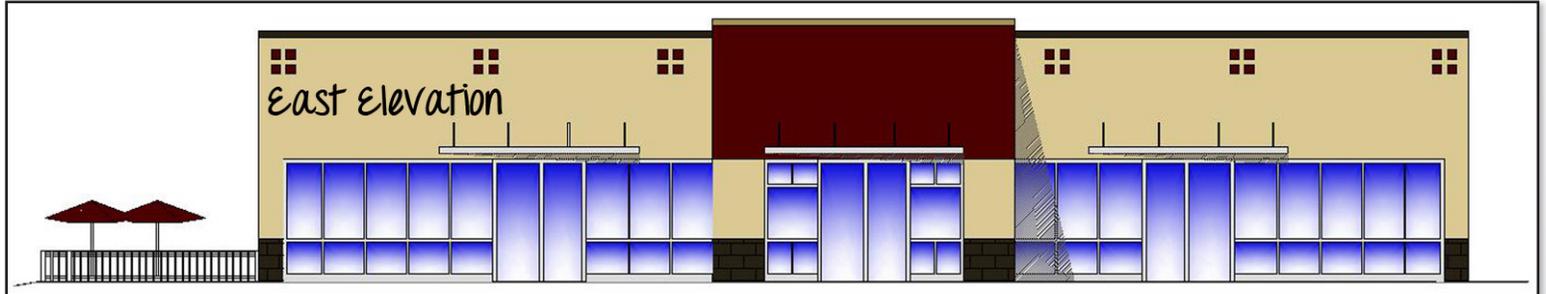


# RARE ARVADA OUTPARCEL

9505 RALSTON ROAD, ARVADA, COLORADO 80002

**100% LEASED**

Freestanding building in the **heart** of Arvada | Retail on West 58th Avenue



**6,540 SF Available for Lease**

**Great Exposure to Intersection  
of 58th Avenue &  
Independence / Ralston Road**

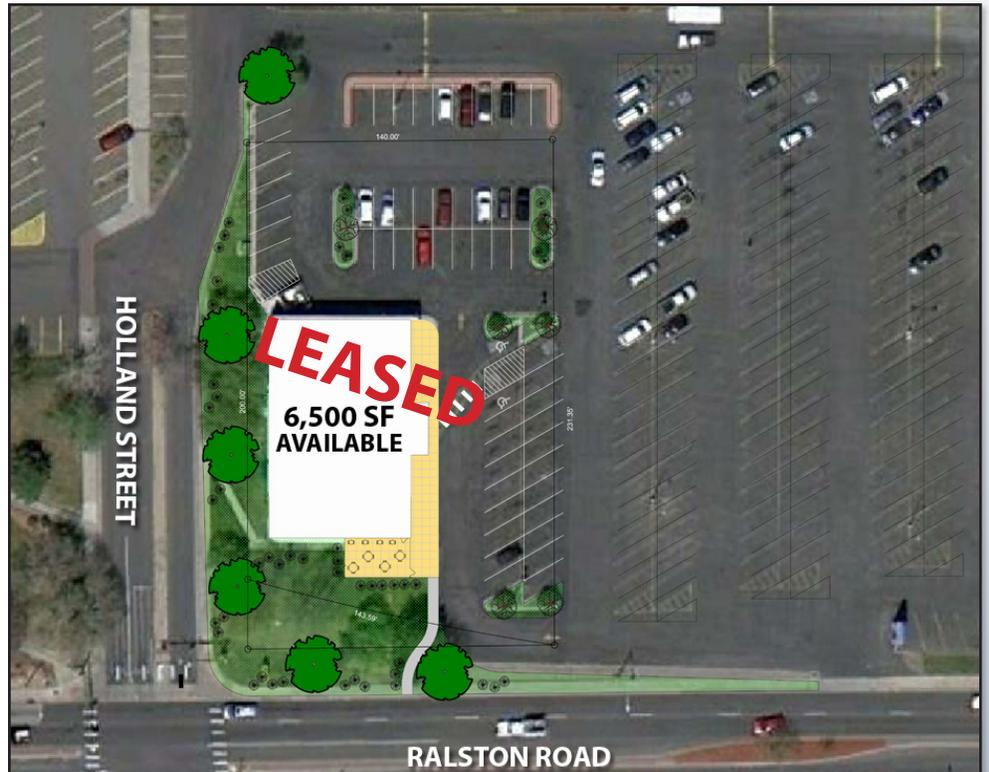
**Monument Signage Available**

**Shadow Anchored by Safeway**

**Large Patio with Southern  
Exposure**

**Great Freestanding Building  
Opportunity**

**Located at Signalized  
Intersection**



FOR FURTHER INFORMATION, CONTACT:

**SCOTT CROSBIE**  
[SCROSBIE@CREGINC.COM](mailto:SCROSBIE@CREGINC.COM)



**D: 720-287-6869**  
**C: 303-881-2211**

# RARE ARVADA OUTPARCEL

9505 RALSTON ROAD, ARVADA, COLORADO 80002



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## Demographics

	1 Mile	3 Miles	5 Miles
Population:	9,393	130,660	349,504
Daytime Pop:	6,943	50,655	226,738
Households:	3,612	55,814	147,489
Avg. HH Income:	\$54,365	\$56,904	\$59,239

## Traffic Counts

On Independence St n/o 58th Ave:	14,389 VPD
On 58th Ave e/o Ralston Rd:	23,903 VPD
On 58th Ave w/o Ralston Rd:	7,469 VPD

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