

CANDELAS | END CAP RETAIL SPACE AVAILABLE

14947 Candelas Parkway, Arvada, Colorado



DEMOGRAPHICS

POPULATION



1 Mile:	4,393
3 Mile:	35,076
5 Mile:	129,464

DAYTIME POPULATION



1 Mile:	523
3 Mile:	5,563
5 Mile:	44,928

AVG. HH INCOME



1 Mile:	\$227,361
3 Mile:	\$204,843
5 Mile:	\$166,398

HOUSEHOLDS



1 Mile:	1,571
3 Mile:	13,033
5 Mile:	53,207

TRAFFIC COUNTS



Indiana n/o 86th:	19,500 vpd
86th e/o Indiana:	17,613 vpd
Candelas w/o Indiana:	4,465 vpd

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PROPERTY OVERVIEW

- 1,177 SF end cap space available
- Anchored by King Soopers
- Strong demographics - one of the wealthiest zip codes in Colorado
- Booming population in an underserved trade area
- Close proximity to Ralston Valley High School with 1,875 Students



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ROCKY FLATS
WILDLIFE
REFUGE

CANDELAS
4,053 UNITS

KING
Snoopers

1-BANK

FIREHOUSE
SUBS

WOLF GANG
BAKERY & BROADCASTING

CHASE

LES SCHWAB

PACIFIC
CENTRAL SERVICES

CHIPOTLE

SITE

W 100TH AVE

STANDLEY LAKE

86TH PKWY

W 80TH AVE

W 72ND AVE

RALSTON RD

KING
Snoopers

KOHL'S

KING
Snoopers

SPROUTS

TARGET
TJ-maxx
Michaels
HomeGoods

VASA

GOLD MOUNTAIN GEAR
HobbyTown USA
HURDOCK'S

Curlington
MATTRESS FIRM
PLATOS

TRCS

SAFEWAY

KING
Snoopers

TARGET

WHOLE
FOODS
MARKET

SPROUTS

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