

# FOR LEASE

RETAIL | SUITE Q | 1,321 SF

14455 W 64<sup>TH</sup> AVE  
ARVADA, CO 80004



## ARVADA WEST TOWN CENTER



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# PROPERTY INFORMATION

## ARVADA WEST TOWN CENTER

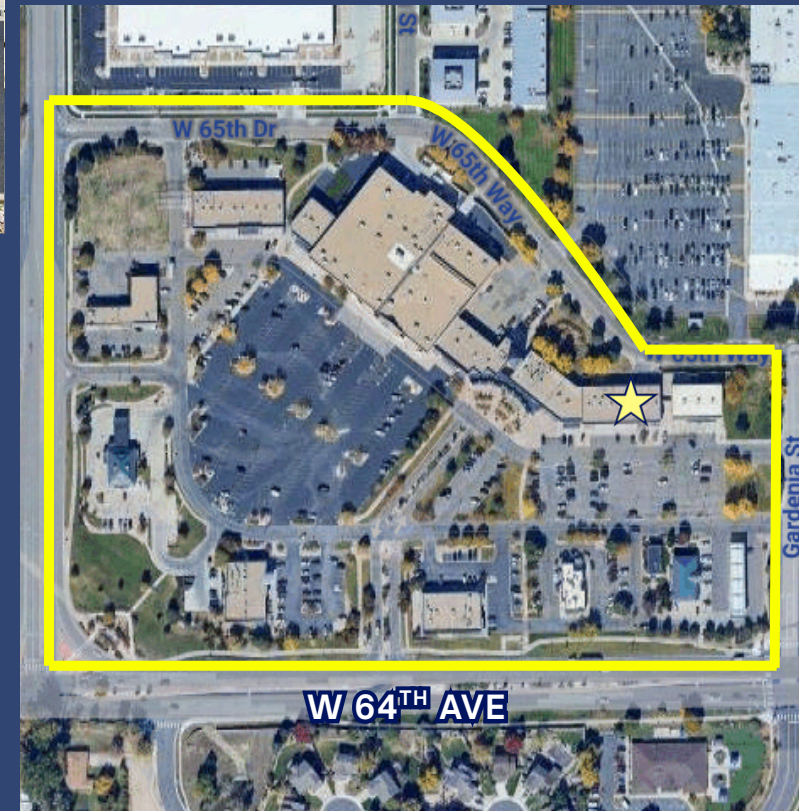
**14455 W 64<sup>TH</sup> AVE**  
**ARVADA, CO 80004**



LEASE RATE	CONTACT BROKER
YEAR BUILT	2001
CENTER SIZE	98,813 SF (TBV)
SF AVAILABLE	1,321
SUITES	1 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

# 14455 W 64<sup>TH</sup> AVE

## ARVADA, CO 80004

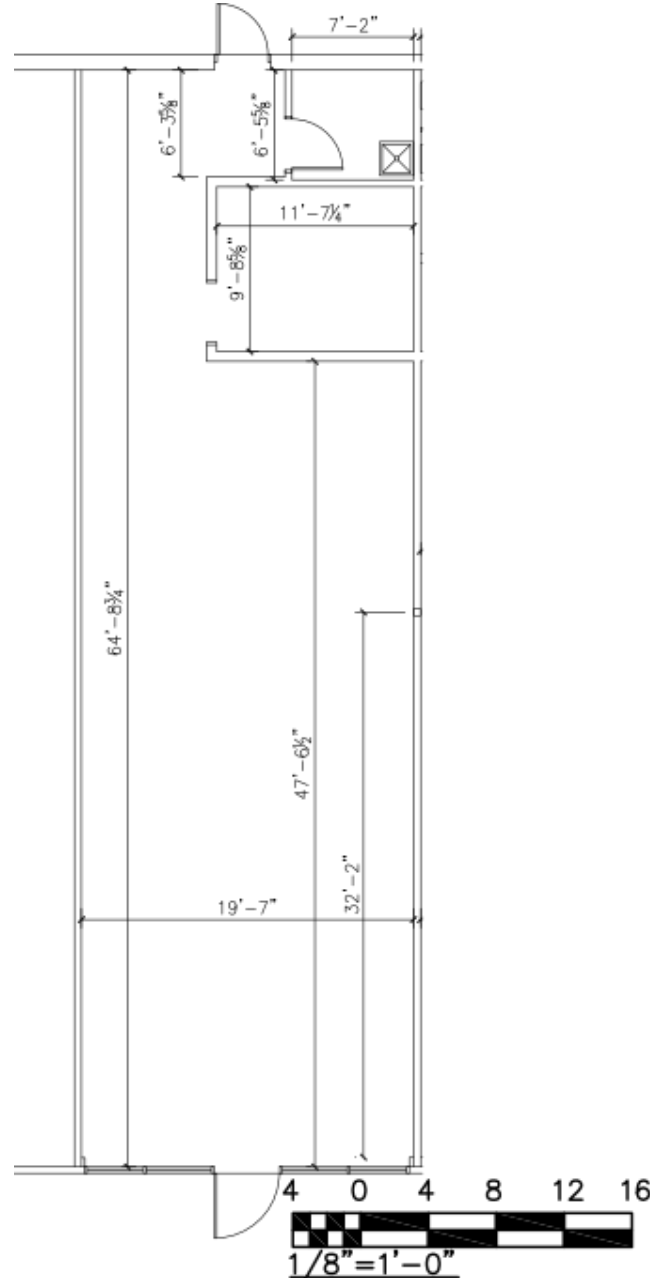


\*SITE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS NOT GUARANTEED TO BE TO SCALE. INTENDED SOLELY FOR TENANT VISUALIZATION AND GENERAL REFERENCE.

# 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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## ARVADA, CO 80004



<b>RADIUS</b>	<b>2-MILE</b>	<b>5-MILE</b>	<b>10-MILE</b>
<b>2025 POPULATION</b>	32,798	154,460	707,932
<b>2030 PROJECTED</b>	32,516	153,731	718,385
<b>AVG. HOUSEHOLD INCOME</b>	\$157,016	\$142,677	\$126,020
<b>MEDIAN HOME VALUE</b>	\$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.



