

CANDELAS INNOVATION PARK

19770 STATE HIGHWAY 72, ARVADA, CO



•• PHASE I ••

BUILDINGS 1 & 2 NOW COMPLETE

Up to ±122,077 SF Available For Lease | Building 2 Available For Sale

•• PHASE II ••

Available For Lease, Sale or Build-to-Suit



WELCOME TO CANDELAS INNOVATION PARK



Candelas Innovation Park offers Class A industrial space in a unique and highly desirable location between Golden and Boulder. Positioned along Highway 93, the project provides convenient access to a strong labor pool and some of Colorado's leading research, technology, and advanced manufacturing hubs. With modern building design and flexible occupancy options, Candelas is well-suited for a wide range of industrial, manufacturing, and technology-oriented users.

Modern
industrial
functionality

Phase I is ready for
immediate occupancy &
tenant improvements

Flexible
occupancy
options

Immediate access
to a highly skilled
workforce

TO GOLDEN
13 MINUTES

Candelas West Future
Mixed-Use & Retail



TO BOULDER
19 MINUTES

93

72

50,000 to ±205,000 SF
Available For Lease
or Build-to-Suit

PHASE II

LEASED
BUILDING 1

BUILDING 2

PHASE I

Planned Traffic Signal -
Work Starting Q4 2026

COAL CREEK CANYON ROAD

READY FOR YOUR BUILD-OUT

PHASE I - BUILDING 1

19850 STATE HIGHWAY 72

Building 1 shell is complete and ready for tenant improvements.

Planned Traffic Signal -
Work Starting Q4 2026



Available SF	±21,839 SF
Lease Rate	Contact Broker
Estimated Opex	\$5.07/SF
Loading	3 Dock-High Doors 1 Drive-In Door
Clear Height	28'
Power	1,000 Amps, 277/480V
Typical Column Spacing	52' x 50'
Sprinklers	ESFR
Parking	1.9/1,000 SF
Zoning	LI (Light Industrial)
Features	EV Charging Stations Leed Certified

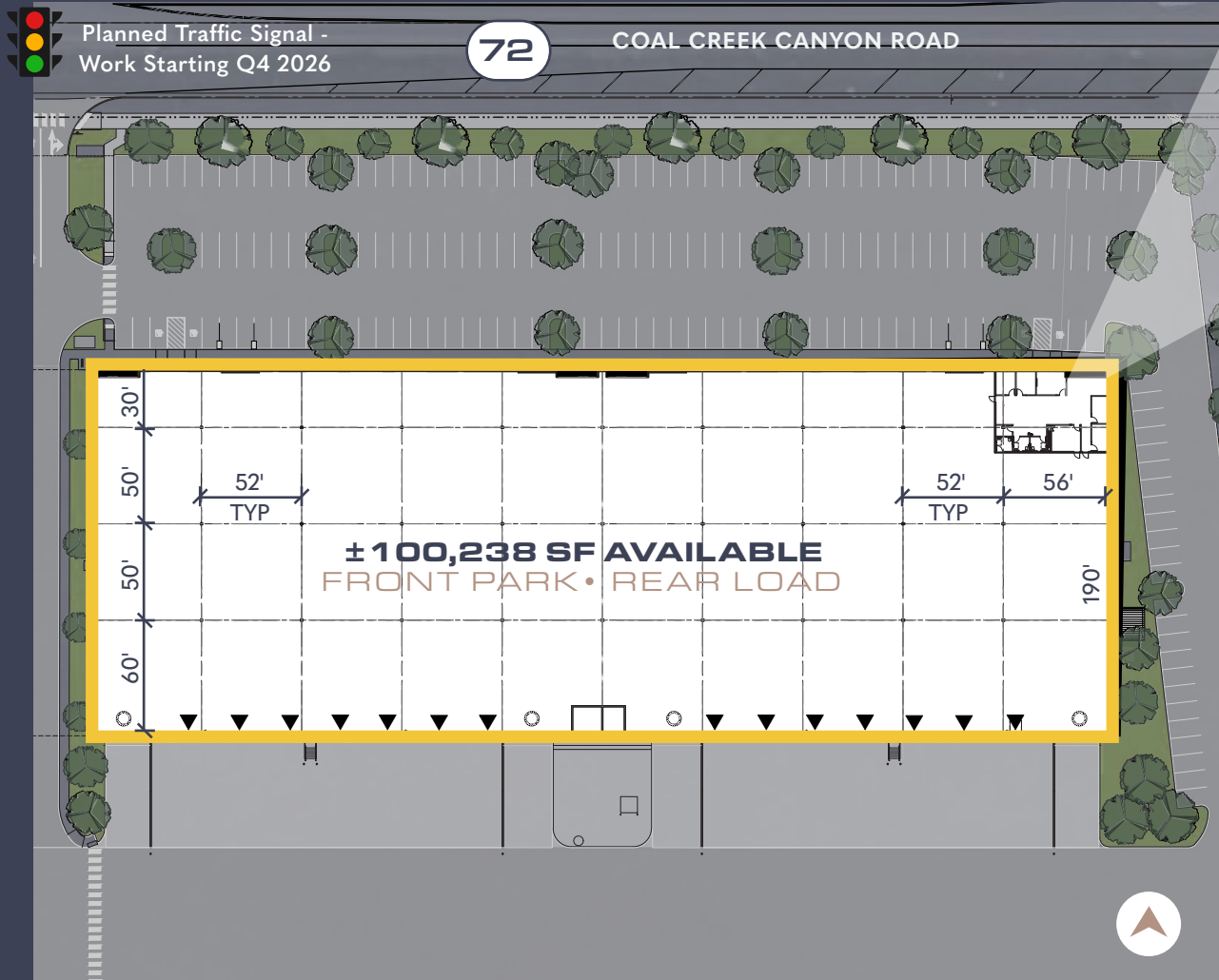
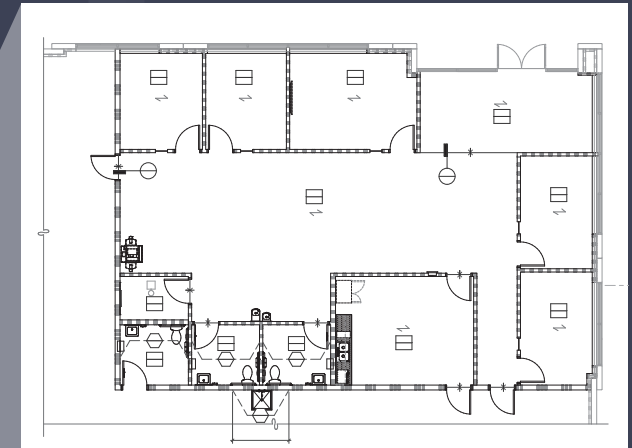
READY FOR YOUR BUILD-OUT

PHASE I - BUILDING 2

19770 STATE HIGHWAY 72

Building 2 is complete and ready for tenant improvements, offering flexible space options: full buildings, divisible suites, or custom configurations.

SPEC OFFICE SUITE
2,483 SF



Available SF	±100,238 SF (Divisible to ±9,583 SF)
Lease Rate	Contact Broker
Estimated Opex	\$5.07/SF
Loading	14 Dock-High Doors 4 Drive-In Door
Clear Height	28'
Power	4,000 Amps of 277/480 V
Typical Column Spacing	52' x 50'
Sprinklers	ESFR
Parking	2.1/1,000 SF
Zoning	LI (Light Industrial)
Features	EV Charging Stations Leed Certified

FOR LEASE, SALE OR BTS OPPORTUNITIES

19770 STATE HIGHWAY 72

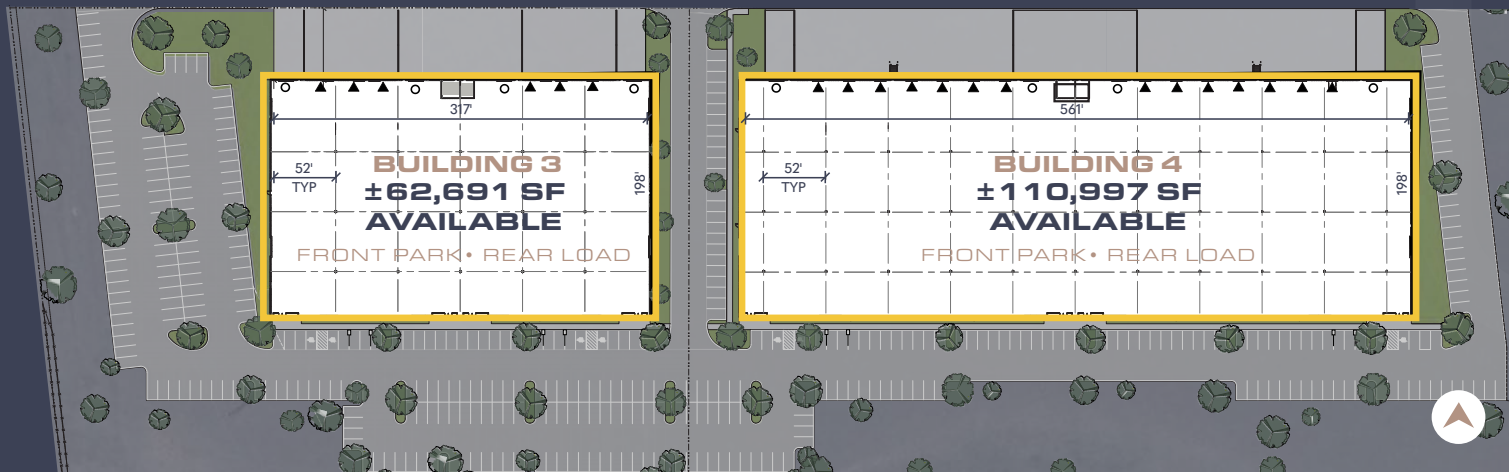
PHASE II

SITE SIZE: 12 ACRES

OUTSIDE STORAGE: UP TO 0.80 AC POSSIBLE

ZONING: LI (LIGHT INDUSTRIAL)

PERMITTED AND SHOVEL READY BUILDING LAYOUT



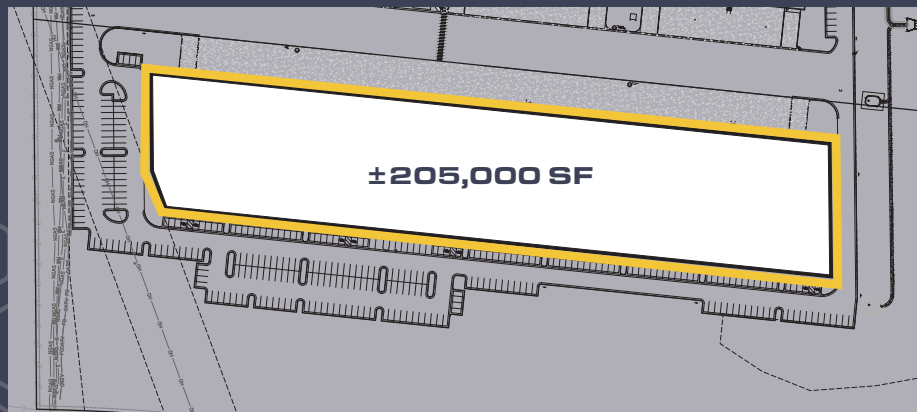
BUILDING 3

Available SF: 62,691 SF
(Divisible to 10,108 SF)
Dock-High Doors: Six (6)
Drive-In Doors: Four (4)
Parking: 2.21/1,000 SF

BUILDING 4

Available SF: 110,997 SF
(Divisible to 20,412 SF)
Dock-High Doors: Thirteen (13)
Drive-In Doors: Four (4)
Parking: 2.21/1,000 SF

BUILD-TO-SUIT // UP TO ±205,000 SF



BUILD-TO-SUIT | FOR SALE & LEASE

±12 AC Available

Build-to-suit opportunities up to ±205,000 SF.

Flexible site planning allows for customization to accommodate specific building requirements and operational needs.

STRATEGIC GATEWAY
BETWEEN DENVER & BOULDER

ADVANTAGE

CO-93	2 MIN
GOLDEN/SCHOOL OF MINES	13 MIN
NREL - NATIONAL RENEWABLE ENERGY LABORATORY	15 MIN
BOULDER/CU BOULDER	19 MIN
CO-36	20 MIN
I-70	16 MIN
DT DENVER	34 MIN
DENVER INT'L AIRPORT	43 MIN



Workforce & Demographics

- Access to highly educated STEM talent pipeline
- Proximity to major universities (graduates, research partnerships)
- Part of Arvada's expanding residential community (1,500+ acres)
- Strong local labor pool from Golden, Boulder, Arvada



THE TALENT
BEHIND CANDELAS

TALENT & LABOR MARKET

	5 Miles	10 Miles	15 Miles
Population	54,728	440,237	1,250,810
Education (Bachelor's)	10,435	88,318	240,133
Household Income	\$174,599	\$115,793	\$106,921
Industry (Construction, Manufacturing, Wholesale Trade, Transportation & Warehousing)	9,102	43,854	135,228
Housing Units	19,975	178,564	514,340

Colorado has the **2nd-largest aerospace economy in the country**, generating over \$15 billion annually. **Jefferson County alone** accounts for **nearly 19%** of metro Denver's aerospace employment — the **3rd-largest concentration in the state**.

RESEARCH & INNOVATION, RIGHT NEXT DOOR

Candelas Innovation Park sits at the center of Colorado's innovation corridor

Colorado School of Mines, CU Boulder, and the National Laboratory of the Rockies anchor the region, with the Quantum Commons Campus just down the street.



Where the
talent works

• **~6,000 engineers graduate from the region every year**

• **1,530 engineers already work minutes from Candelas**

• **6% engineering talent growth, past 5 years — 8% projected through 2030**

• **29% growth in leadership & operations talent, past 5 years**



One corridor,
multiple industries

• **Aerospace & Defense**

• **Renewable Energy**

• **Quantum Technology**

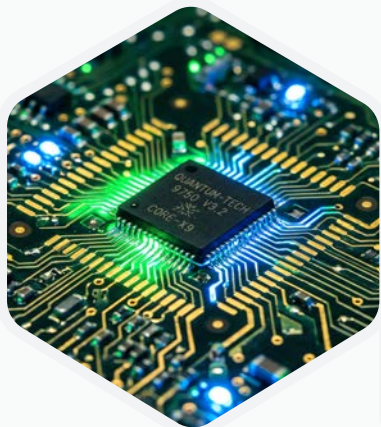
• **Advanced manufacturing**

QUANTUM COMMONS



Quantum Commons, a 70-acre quantum technology hub acquired by Colorado School of Mines, dedicated to elevating quantum technology and research in Colorado. Creating up to 10,000 new jobs by 2030.

VIEW THE QUANTUM HUB AT:
ELEVATEQUANTUM.ORG/QUANTUM-COMMONS



LIGHT INDUSTRIAL ZONING

- + ZONING CLASSIFICATION**
LI (LIGHT INDUSTRIAL)
- + Primary Designation**
Expanded BP100 (Office & Light Industrial)
- + ALLOWED USES & APPLICATIONS**
 - Advanced manufacturing
 - Assembly & light fabrication
 - R&D facilities
 - Prototyping & innovation labs
 - Regional distribution & logistics
 - Flex industrial & office combinations
 - Tech & aerospace-related operations
 - Warehouse & storage (within LI parameters)
 - Professional/technical services
 - Outdoor storage

PART OF A THRIVING MIXED-USE

COMMUNITY

Candelas Innovation Park is part of Arvada's 1,500-acre master-planned community, giving employees convenient access to housing and everyday amenities that support long-term growth and operations.

18,555

RESIDENTIAL UNITS
PLANNED COMMUNITY-WIDE

1,600+

MULTIFAMILY UNITS
DELIVERED OR UNDERWAY

(TRAILSTONE, WHISPER CREEK,
PLUS 380 PROPOSED)

Nearby **Candelas West** spans 131 acres with QuickTrip and LuxeLocker retail coming, and additional acreage under contract for retail and mixed-use development.

WITH MILES OF TRAILS, PARKS,
AND OPEN SPACE JUST OUTSIDE
YOUR DOOR, CANDELAS OFFERS
MORE TO EXPLORE. LEARN MORE AT

CANDELASLIFE.COM



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