

FOR LEASE

TURN-KEY RESTAURANT | 6,298 SF

14455 W 64TH AVE
ARVADA, CO 80004



ARVADA WEST TOWN CENTER



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	CONTACT BROKER
CENTER SIZE	98,813 SF (TBV)
SF AVAILABLE	6,298 SF (DIVISIBLE)
SUITES	1 AVAILABLE
LOT SIZE	11.79 AC
USE	RESTAURANT
ZONING	MX-S
DATE AVAILABLE	3/31/2027

Property Highlights

- Established Neighborhood Shopping Center
- Illuminated Building Signage
- Large, Covered Patio
- Fully Built-Out Kitchen and Bar (FF&E Possible)
- Strong Surrounding Demographics and Traffic Counts with 28,000+ Vehicles Per Day on W 64th Ave and 20,000+ on Indiana St
- Ample, Convenient Parking

*Please Do Not Disturb Existing Tenant. Private Tours Arranged by Broker.



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 G – 6,298 SF



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

SURROUNDING DEMOGRAPHICS

ARVADA WEST TOWN CENTER

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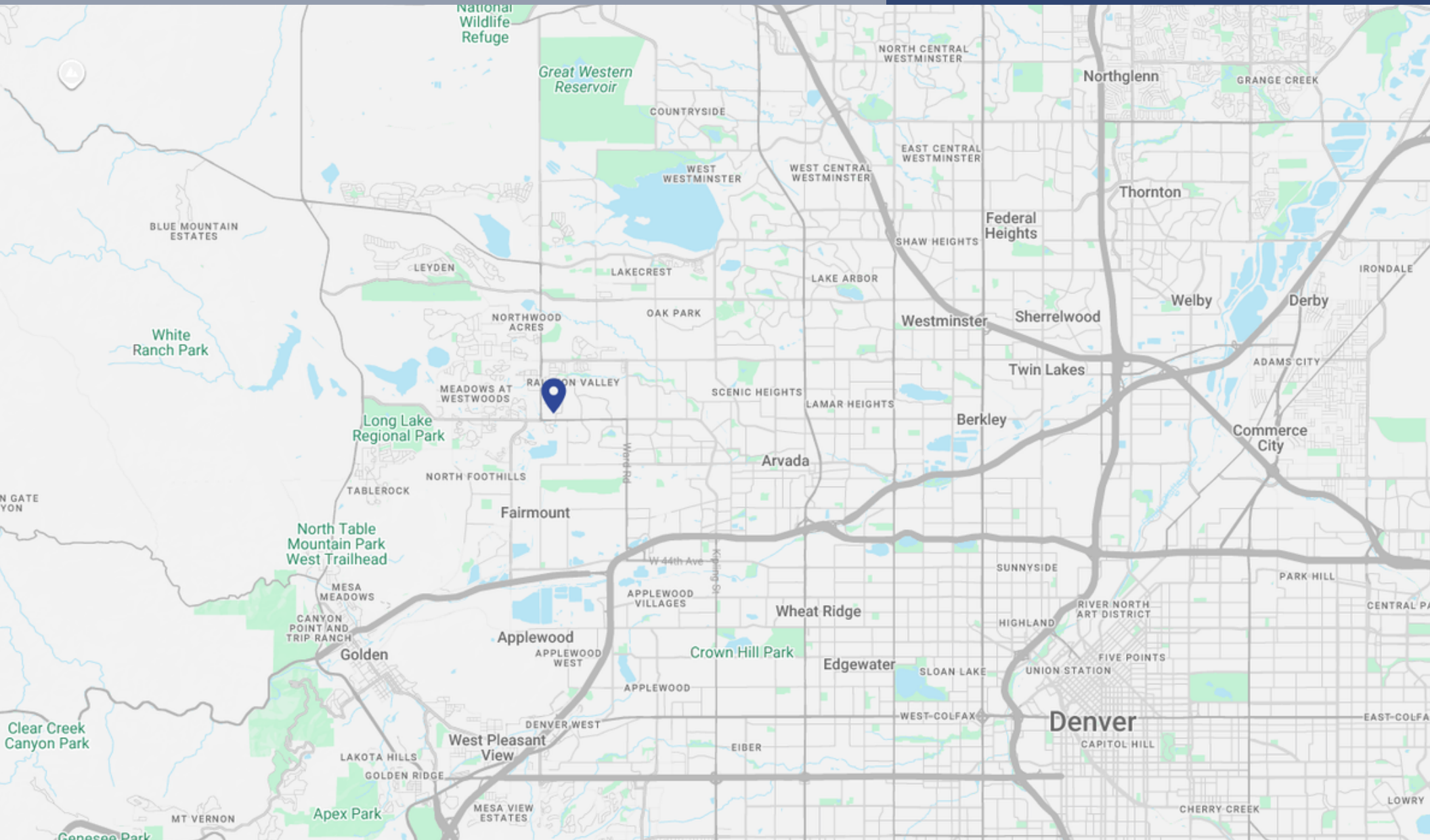
RADIUS	2-MILE	5-MILE	10-MILE
2025 POPULATION	32,798	154,460	707,932
2030 PROJECTED	32,516	153,731	718,385
AVG. HOUSEHOLD INCOME	\$157,016	\$142,677	\$126,020
MEDIAN HOME VALUE	\$759,198	\$730,560	\$653,680

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

LOCATION MAP

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