



CAROLINE  
ralston creek

**Kipling St. and 58th Ave.**  
Arvada, CO 80002



## PRIME RETAIL FOR LEASE

**Shames  
Makovsky**  
REALTY COMPANY

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DEVELOPMENT  
BY



# CAROLINE RALSTON CREEK

## New to market retail in vibrant Arvada submarket

- Retail Suites ranging from 1,006 to 3,123 SF
- Dedicated retail surface parking
- Strong visibility on 58th Avenue
- Street level retail in new residential multifamily community

## PROPERTY OVERVIEW

**Retail Leasable Area** **9,323 SF**

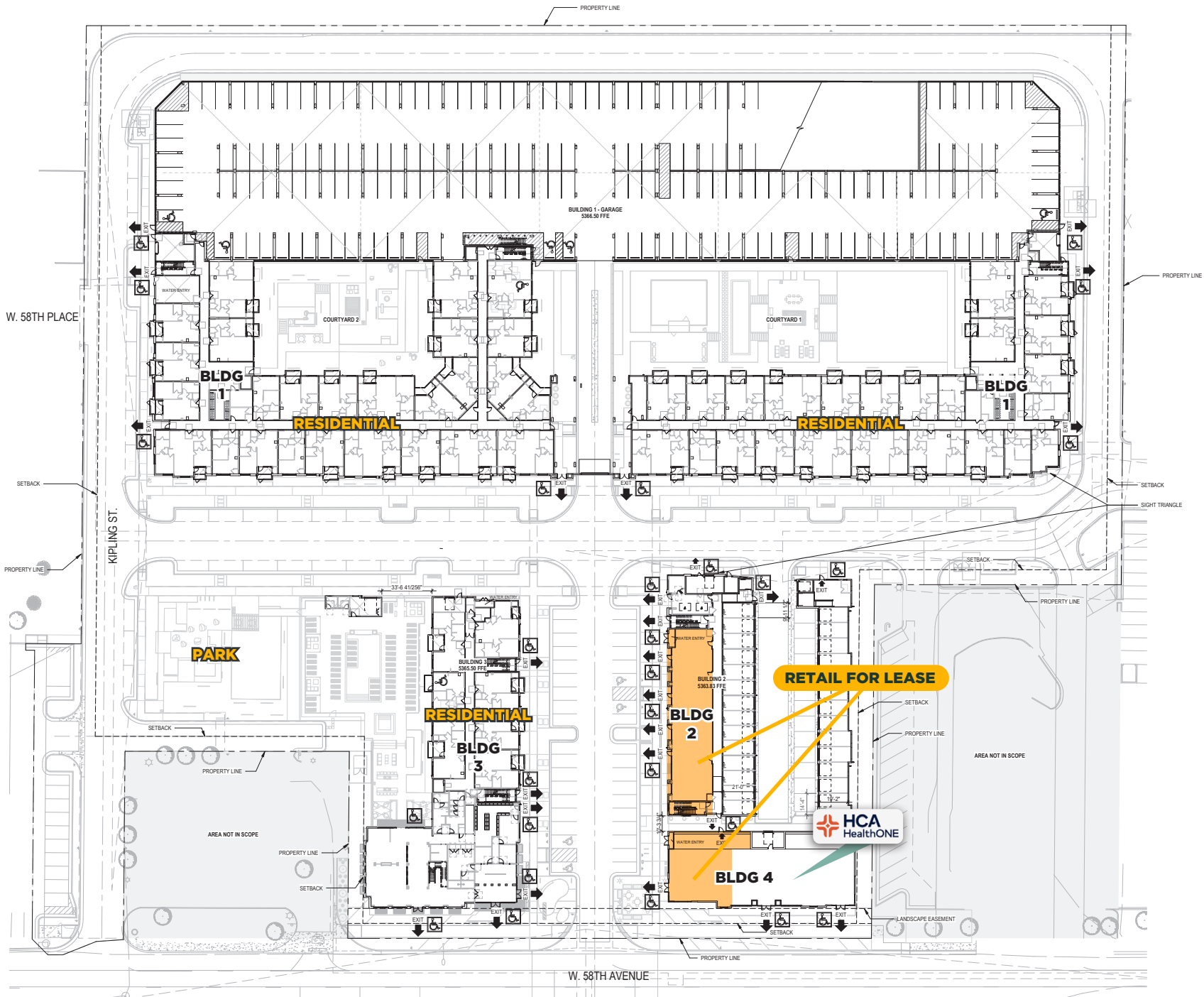
**Land Area** **8.4 AC**

**Residential Units** **328**

**Residential First Occupancy** **June 2024**







# RETAIL FOR LEASE CAROLINE RALSTON CREEK



**BUILDING 2**

**BUILDING 4**

**58TH AVENUE (21,939 VPD)**

**KING Soopers**

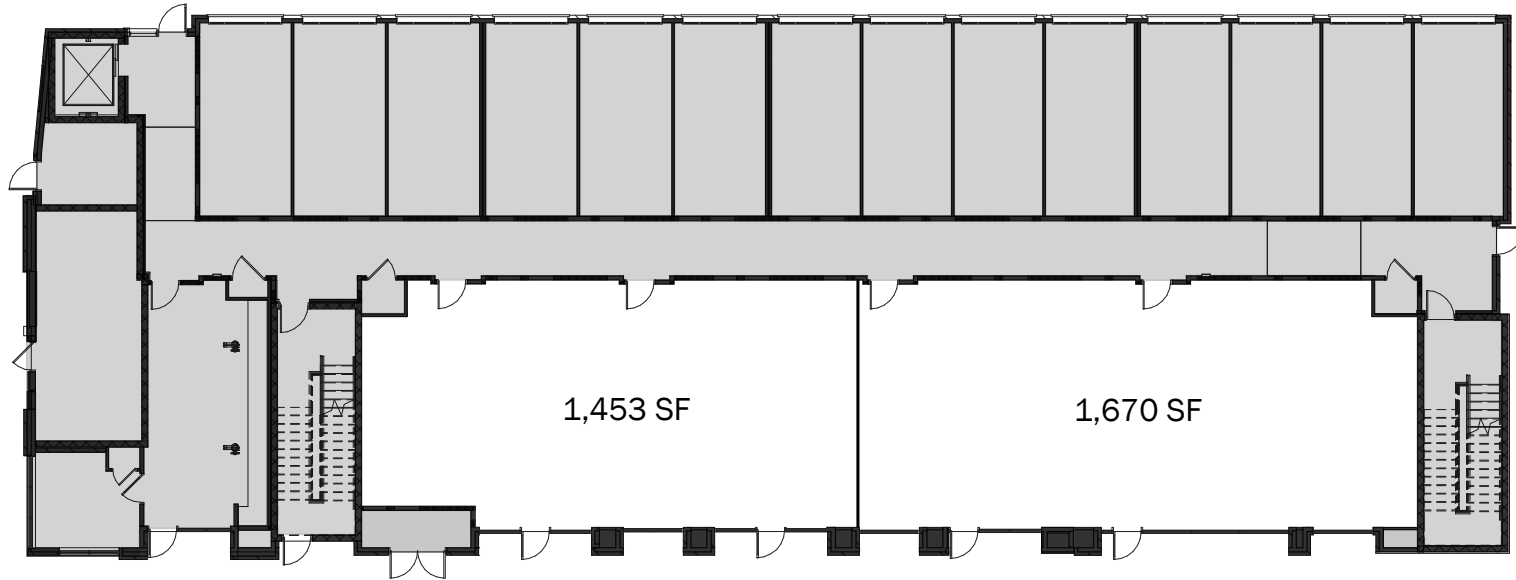
**HCA HealthONE**

**McDonald's**

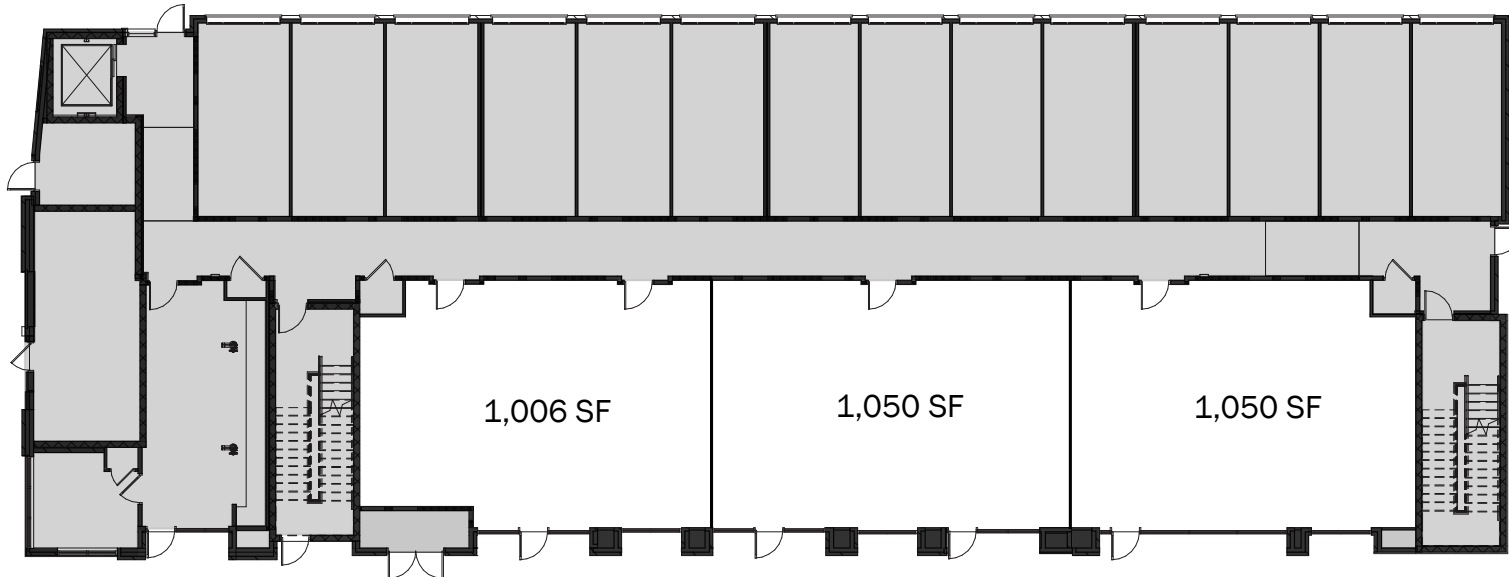


# BUILDING 2 RETAIL

## TWO TENANT OPTION

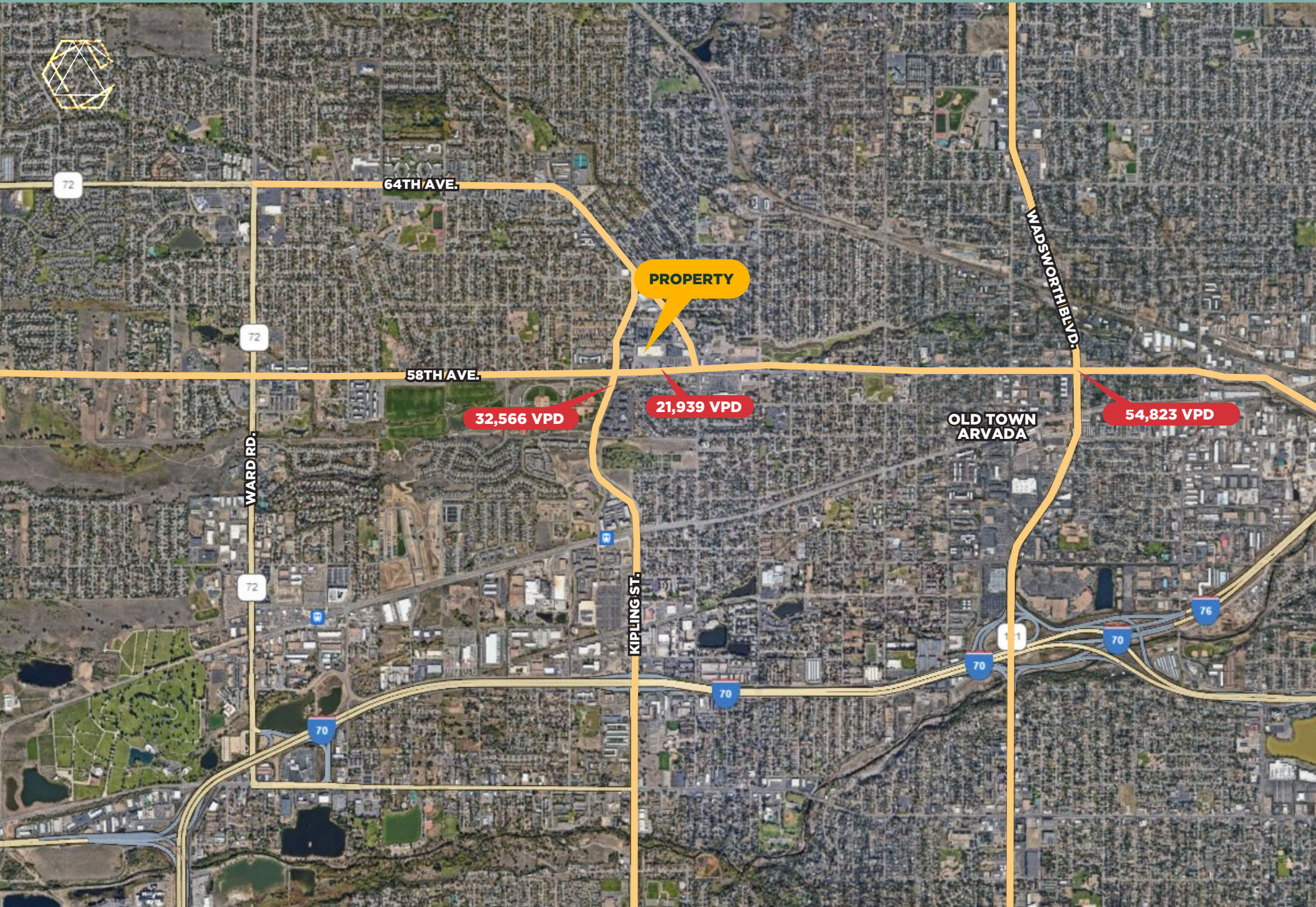


## THREE TENANT OPTION



# BUILDING 4 RETAIL







# NEARBY DEVELOPMENT



NEARBY DEVELOPMENT



**RALSTON CREEK TOWNHOMES**

- 47 for sale townhomes
- Completed by 2025
- Estimated cost \$15,000,000



**RALSTON COMMONS**

- 185 apartments
- 27 for sale townhomes
- 5,500 SF of retail
- Completed by 2027
- Estimated cost \$73,500,000



**RALSTON GARDENS**

- 102 affordable units
- Completed by 2024
- Estimated cost \$38,000,000

# ARVADA, CO

Nearby Olde Town Arvada (1 Mile to the East) is the heart and soul of the City.

Downtown Arvada is where historic roots intermingle with new and fresh ideas providing a one of a kind authentic experience in a relaxed atmosphere. With a diverse array of shops, boutiques, galleries, events, restaurants, breweries and a winery, Olde Town has all of the amenities of a thriving urban hub set within a turn-of-the-century Main Street Americana ambiance.



## AREA DEMOGRAPHICS

	1 MI	3 MI	5 MI
<b>DAYTIME POPULATION</b>	<b>15,342</b>	<b>102,873</b>	<b>294,297</b>
<b>POPULATION</b>	<b>18,460</b>	<b>106,788</b>	<b>289,496</b>
<b>MEDIAN HOUSEHOLD INCOME</b>	<b>\$69,955</b>	<b>\$92,158</b>	<b>\$96,138</b>
<b>TRAFFIC</b>	<b>Kipling Street at 58th: 24,741 VPD</b> <b>58th Ave. at Kipling Street: 20,996 VPD</b>		





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