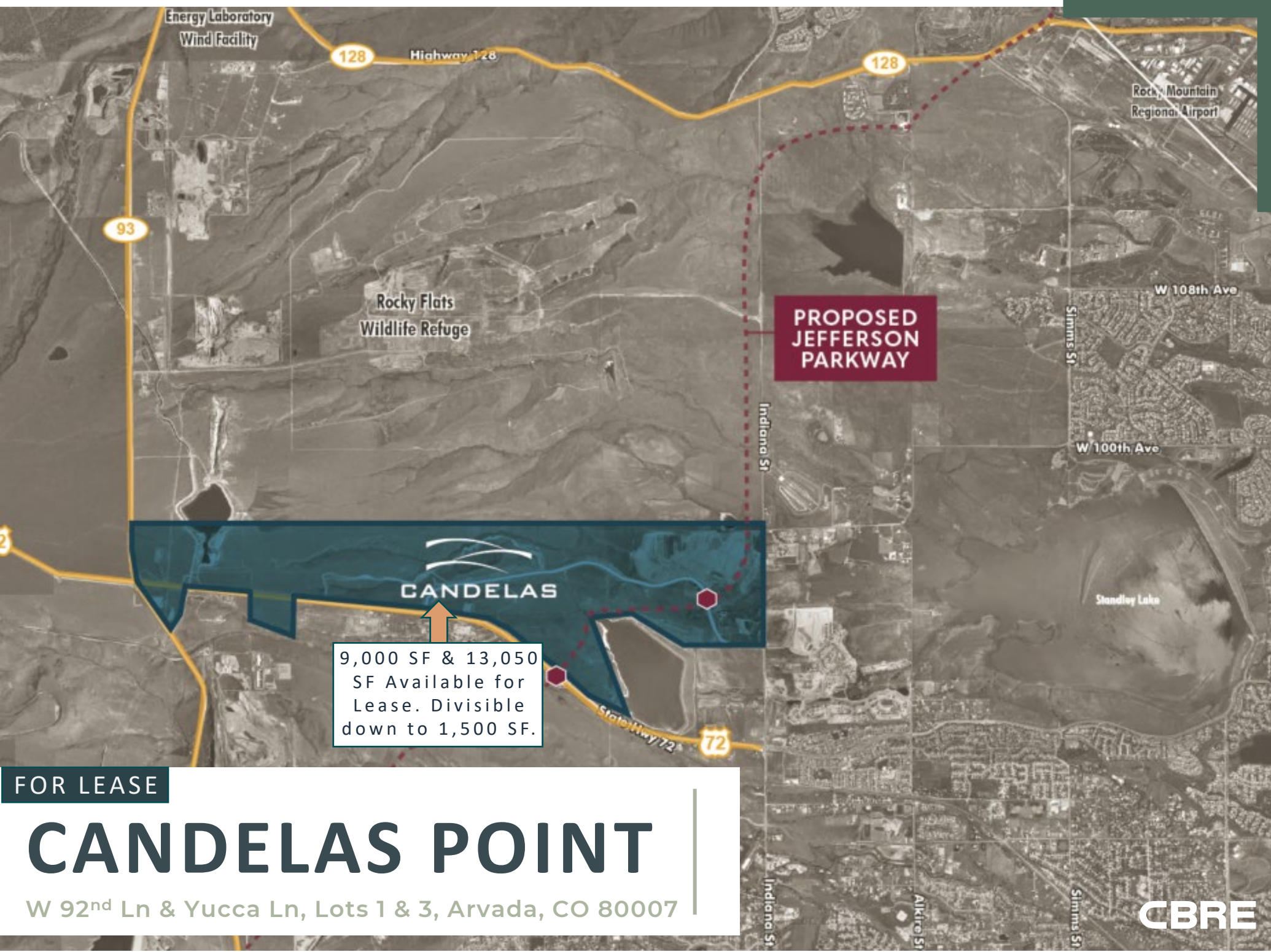




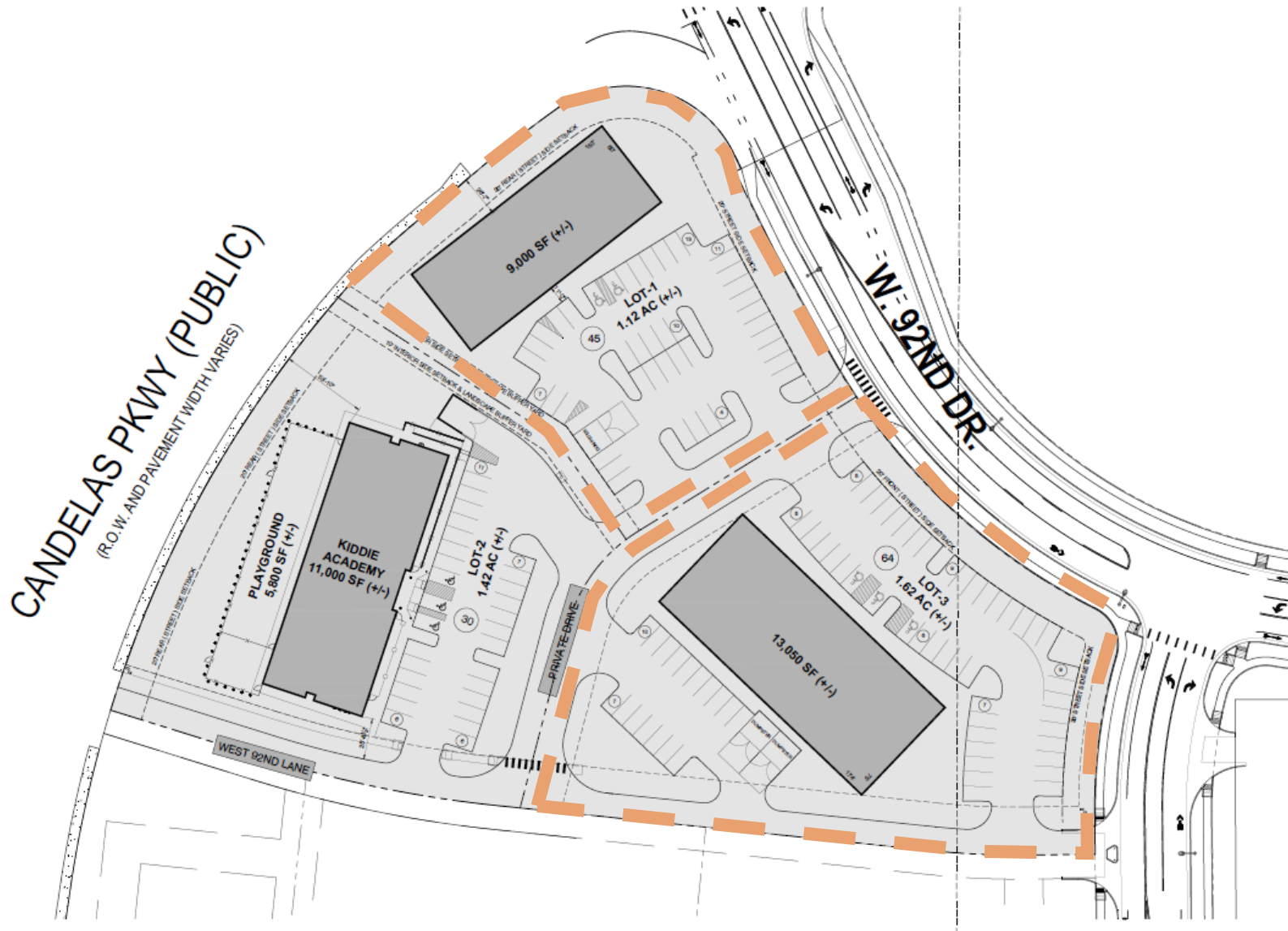
FOR LEASE

CANDELAS POINT

W 92nd Ln & Yucca Ln, Lots 1 & 3, Arvada, CO 80007

CBRE

SITE PLAN



1

Lot 1

9,000 SF AVAILABLE
FOR LEASE

3

Lot 3

13,050 SF AVAILABLE
FOR LEASE

AREA OVERVIEW

9,000 SF & 13,050
SF Available for
Lease. Divisible
down to 1,500 SF.



CANDELAS
POINT
RETAIL

UTILITY BLOCK 3
PUD-BPR
4.86 Ac.



QUANTUM HUB
RESEARCH FACILITY

Due to this zoning
change effort for more
townhomes, the
available spaces at
Candelas Point are the
last retail in the
immediate area for
some time.

VALLEYVIEW

TRAILSTONE

P8
PUD-BP
31.5 Ac.

P8
PUD-BPR
33 Ac.

Area Demographics



DESTINATION	DISTANCE
Golden	20 Min.
Arvada	21 Min.
Denver	20 Min.
Boulder	10 Min.
Westminster	15 Min.
Lakewood	20 Min.

2024 POPULATION

	1 Mile	3 Miles	5 Miles
Population	4,312	34,600	12,398
Households	1,368	12,265	48,093
Average HH Income	\$207,818	\$191,316	\$151,839
Annual Population Growth Rate	2.46%	0.98%	0.32%

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