

RETAIL SPACE  
FOR LEASE

# ARLINGTON SQUARE

5157 WEST 64TH AVENUE, ARVADA, CO



**JASON F. KINSEY**

303 283 4598

[jason.kinsey@colliers.com](mailto:jason.kinsey@colliers.com)

**BRADY KINSEY**

720 833 4618

[brady.kinsey@colliers.com](mailto:brady.kinsey@colliers.com)

Colliers International  
4643 S. Ulster Street, Ste. 1000 | Denver, CO 80237  
[www.colliers.com/denver](http://www.colliers.com/denver)







Available: 8,600 SF  
Lease Rate: \$10.00 - \$12.00/SF  
NNN: \$4.47/SF

HIGHLIGHTS

- Retail center located on the hard corner of 64th Ave. & Sheridan Blvd.
- Across the street from King Soopers anchored center
- High traffic intersection
- Densely populated area

DEMOGRAPHICS ESRI 2017 ESTIMATES



POPULATION



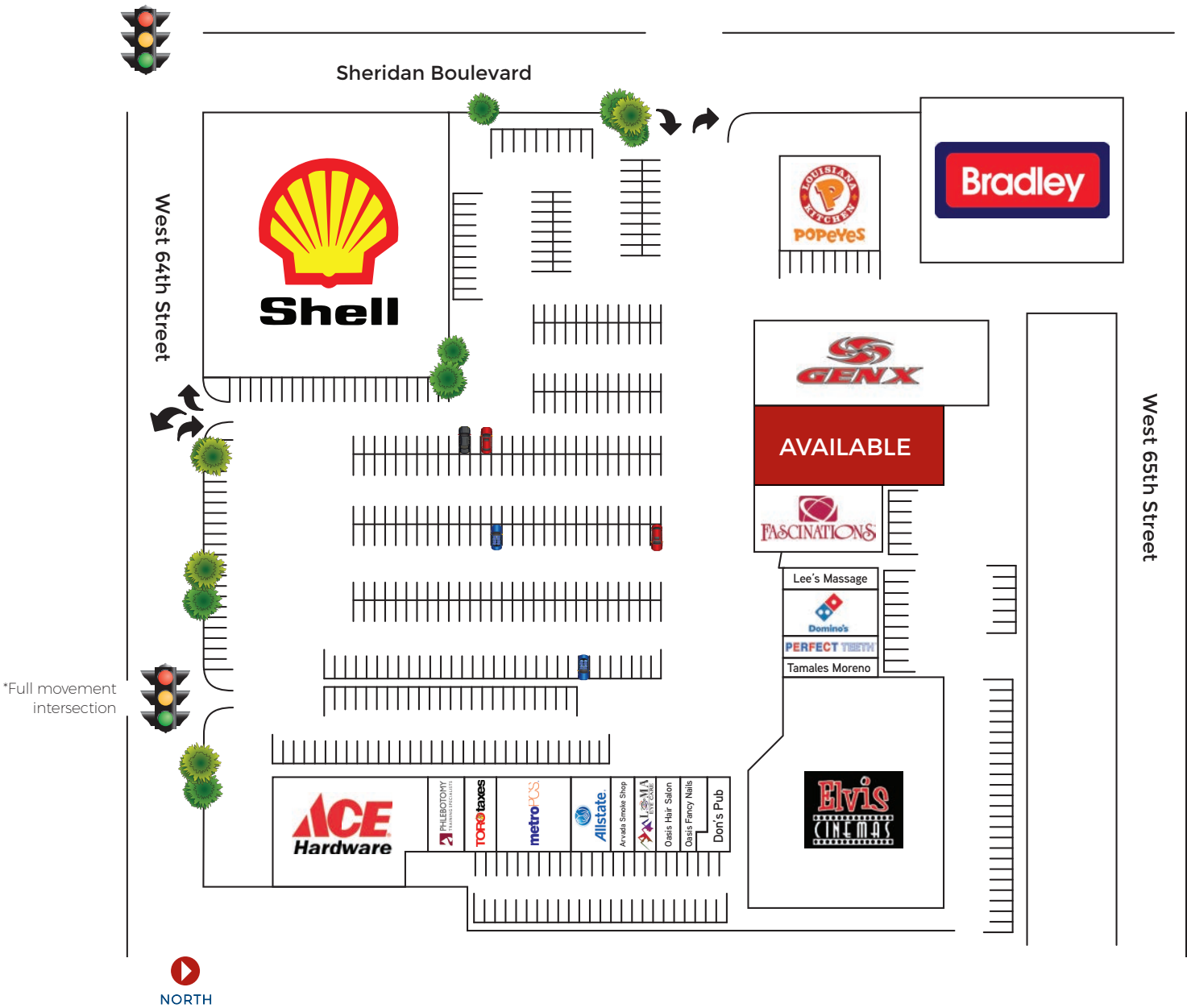
DAYTIME  
POPULATION



AVG. HH  
INCOME

1 MILE	14,747	11,607	\$72,980
3 MILES	136,023	104,942	\$67,646
5 MILES	359,554	318,501	\$75,071

SITE PLAN



TRAFFIC COUNTS MPSI 2016 ESTIMATES

34,000 VPD	41,108 VPD
Sheridan Blvd. North of W. 64th Ave.	Sheridan Blvd. South of W. 64th Ave.
10,699 VPD	41,108 VPD
W. 64th Ave. East of Sheridan Blvd.	W. 64th Ave. West of Sheridan Blvd.