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RETAIL SPACE FOR LEASE

ARLINGTON SQUARE 5157 WEST 64TH AVENUE, ARVADA, CO





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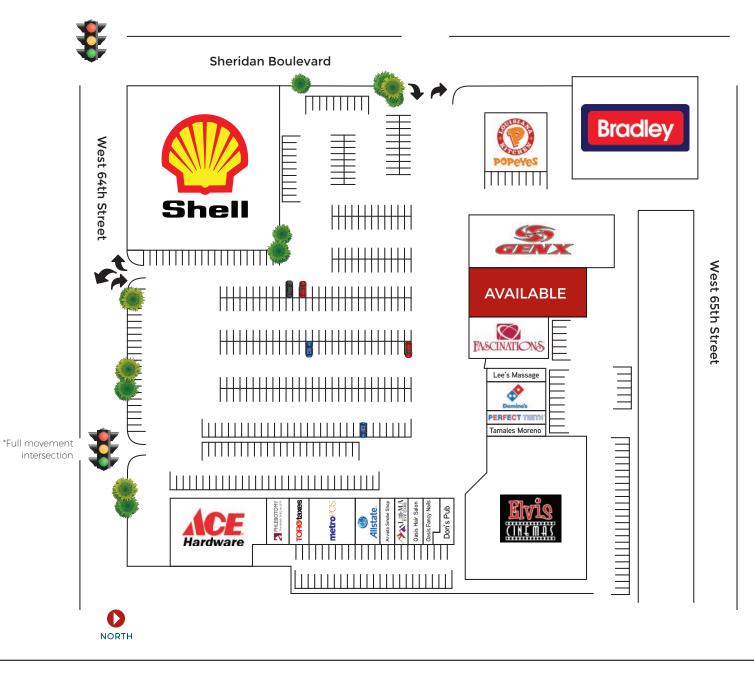
HIGHLIGHTS

- 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

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	POPULATION	DAYTIME POPULATION	AVG. HH INCOME
1 MILE	14,747	11,607	\$72,980
2 MILES	136,023	104,942	\$67,646
3 MILES	359,554	318,501	\$75,071

SITE PLAN



TRAFFIC COUNTS MPSI 2016 ESTIMATES

34,000 VPD

Sheridan Blvd. North of W. 64th Ave.

10,699 VPD

W. 64th Ave. East of Sheridan Blvd.

41,108 VPD

Sheridan Blvd. South of W. 64th Ave.

41,108 VPD

W. 64th Ave. West of Sheridan Blvd.