FOR LEASE

SECOND-GEN RESTAURANT | 4,800-6,298 SF

ARVADA WEST
TOWN CENTER

14455 W 64TH AVE, ARVADA, CO 80004



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PROPERTY INFORMATION

ARVADA WEST TOWN CENTER
ARVADA, CO 80004



LEASE RATE	CONTACT BROKER
OPEX	$13.67/SF
YEAR BUILT	2001
CENTER SIZE	98,813 SF (TBV)
SF AVAILABLE	4,800 - 6,298 SF
LOT SIZE	11.79 AC
USE	RESTAURANT
ZONING	MX-S
VPD (TBV)	INDIANA ST - 20,000
	W 64TH AVE - 28,000
VACANT DATE	3/31/2027



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
- Ample, Convenient Parking
- Four Restrooms

**Contact broker for tours and please do not disturb existing tenant.*

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 EXP. LIBRARY
- LUKI BREWERY
- PHILLIPS 66
- PNC BANK
- QDOBA
- QUILT SHOP
- RIB CITY
- ROCKET
- SALON
- STORYLINE CHURCH
- USPS
- WENDY'S

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

AVAILABLE SPACE

ARVADA WEST TOWN CENTER
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DEMOGRAPHICS

ARVADA WEST TOWN CENTER
ARVADA, CO 80004



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

ARVADA WEST TOWN CENTER
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