

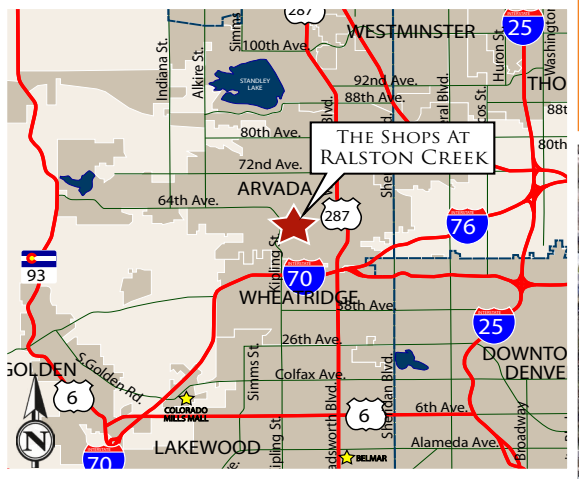
TRADE AREA DEMOGRAPHICS

TRAFFIC COUNTS

	1 Mile	3 Mile	5 Mile
Population	17,607	107,344	287,944
Average HH Income	\$117,434	\$131,006	\$137,432
Businesses	638	8,213	17,394
Employees	3,630	75,379	136,908

Source: Applied Geographic Solutions, 2025 Estimates

On 58th Avenue east of Independence St 19,060 Cars/day
On Independence St south of 58th Avenue 8,423 Cars/day
Source: CDOT 2025



FOR MORE INFORMATION, PLEASE CONTACT



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THE SHOPS AT RALSTON CREEK

NEC OF 58TH AVENUE & INDEPENDENCE STREET - ARVADA, CO



- One highly visible unit available: 1,761 SF.
- Arvada's only intersection with both Walmart & King Soopers.
- **Opportunity to join:** MOD Pizza, Tokyo Joe's, Wingstop, Arvada Liquor Mart, Five Guys, Bank of America, VIP Nails, Tropical Smoothie Cafe, Corvus Coffee, and Comfort Dental.
- Underserved submarket with strong supporting demographics.
- Rare in-fill opportunity in an established trade area.
- Exposure to over 27,000 cars per day at this intersection.

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[VIRTUAL TOUR](#)

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- Over 107,000 people within a 3 mile radius.
- 732 new housing units now open or under development.
- Service, retail, and medical uses allowed.
- Lutz/Stanger Sports Complex attracts over 1.3 million visitors per year.
- 146 total parking stalls.



Improved Customer Entrance



The information contained herein was obtained from sources deemed reliable. David, Hicks & Lampert Brokerage, LLC makes no warrant and assume no liabilities whatsoever for the accuracy or use of this data.

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