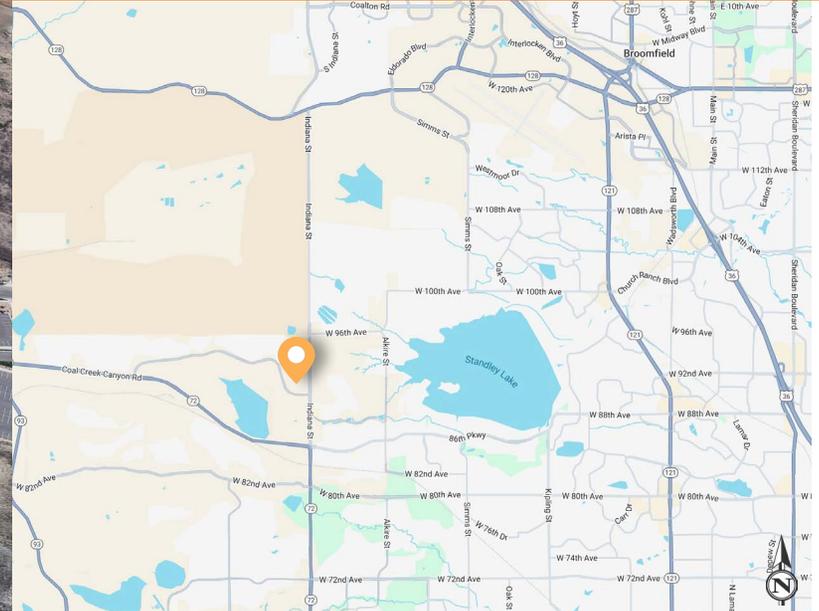


Candelas

W 91ST PL | ARVADA, CO



FOR SALE

AVAILABLE

55,055 SF
1.264 AC
\$17/sf

PROPERTY HIGHLIGHTS

- Adjacent to new King Soopers Center
- Fast growing community with high incomes
- Affluent area situated between Boulder and Golden
- Under-served retail market
- Surrounded by approximately 6,000+ new residential units in some phase of development within a 3 mile radius from the site

TRAFFIC COUNTS

On Candelas Pkwy west of Indiana St	4,465 CPD
On Indiana St north Candelas Pkwy	14,122 CPD
On Indiana St south Candelas Pkwy	16,392 CPD

Source: CDOT 2025

NEARBY RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	3,238	29,897	110,945
AVERAGE HH INCOME	\$232,549	\$211,725	\$174,562
BUSINESSES	69	920	920
EMPLOYEES	283	4,888	36,427

Source: Applied Geographic Solutions, 2025 Estimates

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