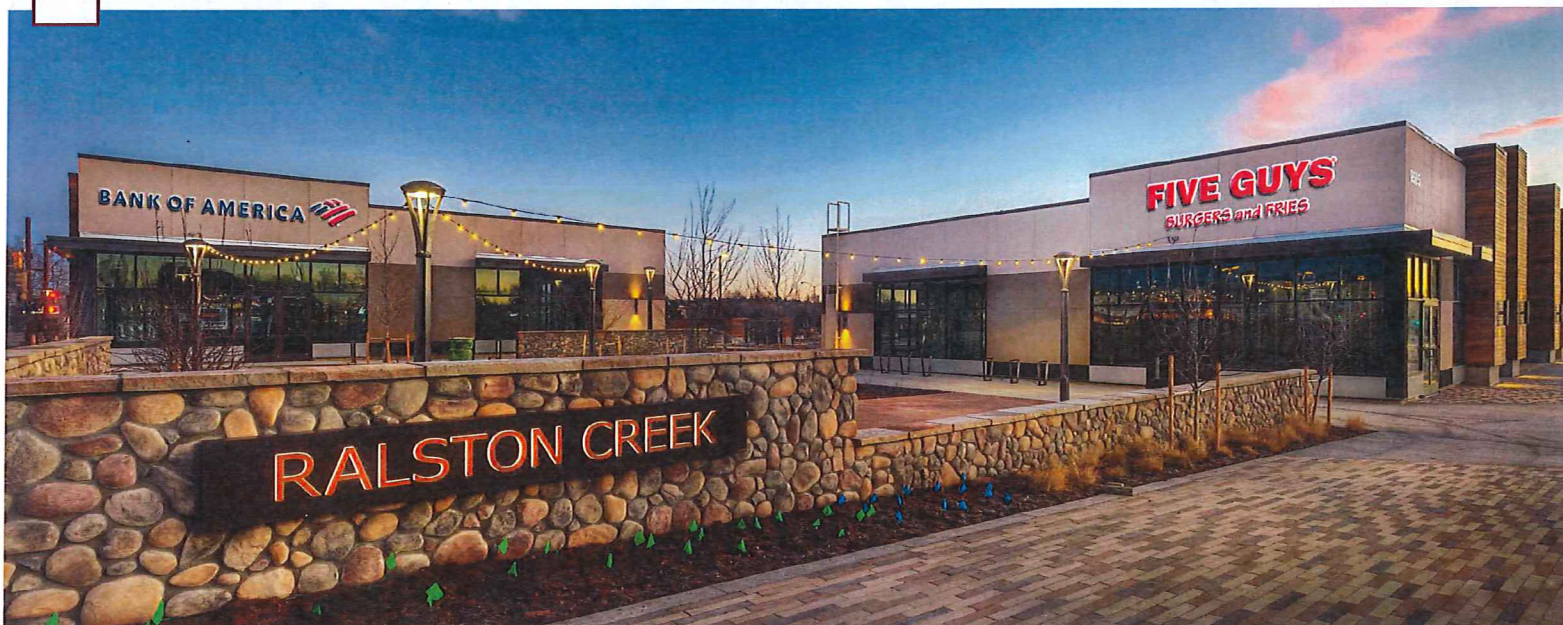


FOR LEASE

# THE SHOPS AT RALSTON CREEK

9535 W. 58TH AVE. ARVADA, CO 80002

RETAIL | 1,761 - 2,285 SQUARE FEET



## JOIN THESE NATIONAL TENANTS



## PROPERTY HIGHLIGHTS

- Established Trade Area in an Underserved Submarket
- Residential Development Planned North of Center
- 1 Mile from Red Rocks Community College - 9,544 Enrolled
- Lutz/Stanger Sports Complex Attracts 1.3 Million Visitors/Year

**TRAFFIC COUNTS:** 24,529 VPD - W. 58th Avenue  
7,937 VPD - Ralston Road

DEMOGRAPHICS (2019)	1 MILE	3 MILE	5 MILE
Est. Population	17,328	109,091	295,584
Avg. HH Income	\$77,444	\$87,829	\$92,015
Daytime Pop. (Employees)	4,507	48,543	112,275



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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