

FEBRUARY 2017

Arvada Commercial Property Listings

A current listing of all properties can be found on Arvada's Commercial Property Database at ArvadaEconomicDevelopment.org/Site-Selection/Commercial-Property-Search



FEATURED Retail/Office

There is **1,936 sq. ft. building** for sale located at 7714 Grandview Avenue. The property is located in Olde Town Arvada. For more information contact Mary Fedje at lindy022@gmail.com or **720.518.0583**.



FEATURED Office Condo Suite

Creekside Business Park located at 5610 Ward Road has an office condo suite for lease or for sale. The available lease or sale area is 5,086 sq. ft. (building size 58,287 sq. ft.). The property is available April 2017. For more information contact Fred Baker at fred.baker@ojalaco.com or **303.598.0092**.

The Olde Town Arvada Transit Hub will open Tomorrow

The Olde Town Transit Hub will officially open to public parking on February 2nd at 5:00 pm. The Hub features: a 600-space parking structure (200 for Olde Town visitors and employees, and 400 for future G Line commuters), four plazas connecting Olde Town Arvada to the station and parking structure, and a 36,000 sq. ft. "Festival" deck to accommodate community events on weekends. The Hub also includes a bus transfer facility to connect passengers to the G Line; however, RTD bus services will not be moving from its current location and into the Hub until the G Line opens

in 2017. Public parking will be free, with a four-hour parking limit, until the G Line rail service begins. Once the G Line opens, a 90-day utilization study will determine next steps for parking management in the Olde Town area including paid parking for the Hub. To learn more about Olde Town parking, visit arvada.org/about/news-events/parking-in-olde-town.

The total cost of the Olde Town Hub is approximately \$36 million dollars. It is a project of the City of Arvada, with the collaboration of Trammell Crow Company, RNL Architects, and Kiewit Building Group.



A New Sign Code for the City of Arvada

The Arvada City Council approved a new sign ordinance effective January 17, 2017. The sign code revision was necessary after the 2015 U.S. Supreme Court decision in *Reed v. Town of Gilbert*. The Court ruled that the Town's sign code placed unconstitutional content-based restrictions on speech in violation of the First Amendment. The City's Planning Department and Todd Messenger, Attorney at Fairfield and Woods, P.C., consultant drafted the sign code to comply with the Supreme Court ruling with input from the Arvada community. The sign regulations are "content-neutral" and classification of signs are based on structure, materials, components and durability, lighting, number, height, area and dimensions, duration, location and maintenance. To learn more about the new sign regulations, visit arvada.org/city-hall/city-code/public-input-sought-to-update-city-sign-code. For questions or comments about the new code, contact the Community Development Department at **720.898.7435** or email codeenforcement@arvada.org.

NEW ARVADA BUSINESSES

The following are new businesses that have either opened or plan to open soon in Arvada. For a complete listing of products and services offered by Arvada businesses, go to arvadaeconomicdevelopment.org/directory.

Alta (convenience store)

11185 Ralston Road

Colorado Commercial Painting

5310 Ward Road

Edward Jones

6410 Miller Street

JTS Street Fitness

6350 Wadsworth Boulevard

Los Tres Garcias Mexican Food

5175 S. 68th Avenue

Mika Sushi

12650 W. 64th Avenue

We Rock the Spectrum – Arvada (kids gym)

8330 W. 80th Avenue



AEDA is the first internationally accredited economic development organization in the state of Colorado



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