

**JANUARY 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](http://ArvadaEconomicDevelopment.org/Site-Selection/Commercial-Property-Search)



### FEATURED Restaurant Space for Lease

There is 1,153 sq. ft. turnkey restaurant opportunity located at 5600 Olde Wadsworth Boulevard. The property is located in a highly populated trade area directly across from the G Line Station in Olde Town Arvada.

For more information contact Jamie Mitchell at 303.962.9571 or [jmitchell@pinnacleREA.com](mailto:jmitchell@pinnacleREA.com).



### FEATURED Office Suite for Lease

Ralston Business Park located at 5511 West 56th Avenue has a suite for lease. The suite size is 4,643 sq. ft. divisible to 1,120 sq. ft. and has a mix of 10 offices, large and small along with two conference rooms, a kitchenette and a western facing balcony. The building provides easy access from I-76, I-70 and I-25.

For more information contact Chip McReynolds at [mcreynolds@vistacommercial.com](mailto:mcreynolds@vistacommercial.com) or 303.974.7600 ext.102.

## Sprouts Farmers Market is planning to open a Location in West Arvada

In the summer of 2015, Cadence Capital Investments, a Colorado development firm, and Sprouts Farmers Market, a national grocer with 240 stores in 13 states, worked together to find a good place to call home in West Arvada.

The development was led by Cadence Capital Investments. Cadence is based in Denver and specializes in retail development and investment. They have been active for 16 years in the state, along with California and Washington, and have more than \$500 million of development and over 150 projects under their belt.

Due to all the growth happening around the City, there were limited site options. The search led Cadence to an outdated and underutilized office building located at the

Southwest corner of Joyce Drive and W. 64th Avenue that was in need of redevelopment.

This redevelopment is currently transforming the site into a high-quality retail location, with an attractive 360-degree exterior façade, reflecting the "contemporary rural" character seen in this area. By locating this small scale healthy grocer within the neighborhood and enhancing the pedestrian connections, it will encourage pedestrian and bike traffic and activate the corner.

Sprouts Farmers Market is very excited to be in this area of Arvada and is dedicated to providing a high level of customer service to the community. In addition, Sprouts will be bringing more than 100 jobs and sales tax to the City of Arvada.



The Denver area is one of Sprouts' largest markets and it prides itself on fresh and affordable, healthy foods in a small grocery format. The Market has barrels of wholesome grains, nuts and sweets, full-service deli, meat and seafood counters - complete with hand prepared meats, and sausages, freshly baked goods, gourmet cheeses, sensibly priced vitamins and supplements, prepared sandwiches and meals, and an extensive offering of fresh fruit and vegetables. Sprouts expect the location to be open early summer 2017.



## NEW ARVADA BUSINESSES

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

**Bedazzled Burrito**  
5273 W. 64th Avenue

**Front Range Workplace IT**  
11645 W. 62nd Place

**Global Co-Working**  
5625 Olde Wadsworth Boulevard

**Hunter Bay Coffee Roasters**  
5600 Olde Wadsworth Boulevard

**Interstate All Battery Center**  
12650 W. 64th Avenue

**Lithos (Hobby & Book store)**  
5695 Yukon Street

**The Grandview Tavern and Grill**  
7427 Grandview Avenue



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



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