



CANDELAS
MARKETPLACE



14967 CANDELAS PKWY · ARVADA, CO · 80007

UNPARALLELED OPPORTUNITY...





CANDELAS is a fast growing community with a strong population base of educated, high-income, lifestyle oriented consumers.

Affluent area situated between Boulder & Golden, will feature more than 19,000 residential units spread over 1,500 acres.



KEY DEMOGRAPHICS

	1 mile	3 miles	5 miles
 POPULATION	2,669	32,853	125,238
 HOUSEHOLDS	932	11,837	49,241
 DAYTIME POPULATION	2,243	26,538	138,648
 AVERAGE HOUSEHOLD INCOME	\$198,059	\$169,776	\$133,276

PROPERTY FEATURES



1,092 SF - 1,565 SF available for lease



Anchored by King Soopers



Great visibility to over 32K cars per day



Convenient access



Abundant parking: 1.1/1,000 SF ratio



Booming population growth



Strong demographics





Candelas
Approx. 3,430 DU's

CANDELAS PARKWAY

Three Creeks
K-8

KING **SUPERCUTS**
Scoopers **Chuck & Don's**
PACIFIC **CHASE** **Wendy's**
t-BANK **Primrose Schools** **LES SCHWARZ**

6,000 VPD

Ralston Creek
Townhomes
44 DU's

WHISPER VILLAGE
TENANTS COMING SOON
brakes plus **TACO BELL**
O'Reilly/AUTO PARTS
MURPHY USA **PLAYHOUSE & RECREATION** **Planet Fitness**

ALKIRE STREET

STANDLEY
LAKE

Whisper Creek
898 DU's

Whisper Creek III
@ Wild Grass
50 DU's

19,000 VPD

Village at 5 Parks
1,158 DU's

Park Ridge
66 DU's

Meiklejohn
Elementary

Ralston Valley
High School
1,828 Students

COAL CREEK CANYON ROAD

Leyden Rock
Approx. 1,439 DU's

Leyden Ranch
West
148 DU's

Leyden Ranch
East
26 DU's

12,000 VPD

W 80TH AVENUE

Estates At
Ralston Ridge
11 DU's

INDIANA STREET



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