

Retail Space for Lease

9830 W 60TH AVENUE, ARVADA, CO 80004



Overview

Hoff & Leigh is excited to present a desirable retail space located at 9830 W 60th Avenue on the corner of Kipling Parkway and 60th Avenue in Arvada. Positioned in the same center as Monterrey House and Sunshine Cleaners, this 900 SF unit has 2 rooms with a retail space in the front, office/storage area in the back, 1 private restroom, storage closet and alley access. Unit has heater but no AC. Unit is in the middle of the shopping center, facing NE away from the sun, so the unit stays cool. A small fan keeps the unit cool on the few hottest summer days.

Come join this lively center in the growing market of Arvada!

For more info, please text/call Michael Crawford: (720) 683-0399

900 SF: \$17.00 SF/YR + \$6.67/SF/YR NNN = \$1,775 / Month

<https://www.hoffleigh.com/listing/9830-w-60th-avenue/>

Highlights

- 2 Rooms: Retail Space and Office/Storage Area
- Monument Signage
- Private Restroom
- High Foot Traffic and Street Front Exposure on Ralston/Kipling
- Busy Shopping Center in Arvada With Great Tenant Mix
- Ample On-Site Parking

Property Details



Lease Rate

\$17.00 SF/YR (+ \$6.67 PSF NNN)



Space Available

900 SF



Lot Size

1.13 Acres



Building Size

22,659 SF



Zoning

B2

Rev: November 14, 2023

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Michael Crawford

C: 720.683.0399

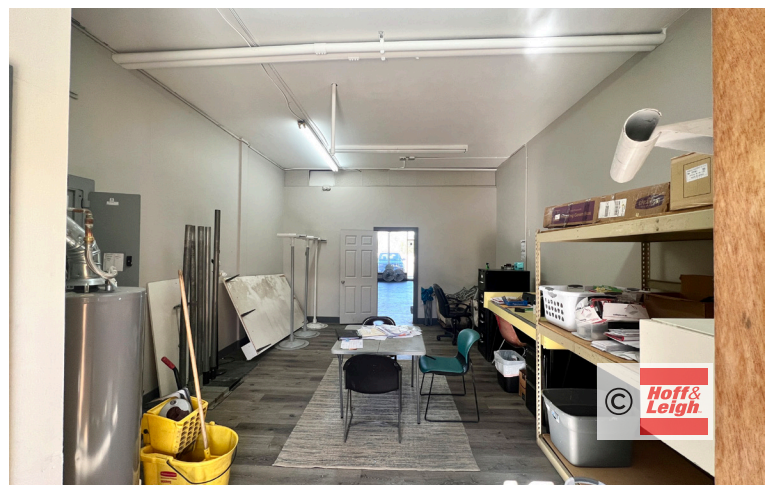
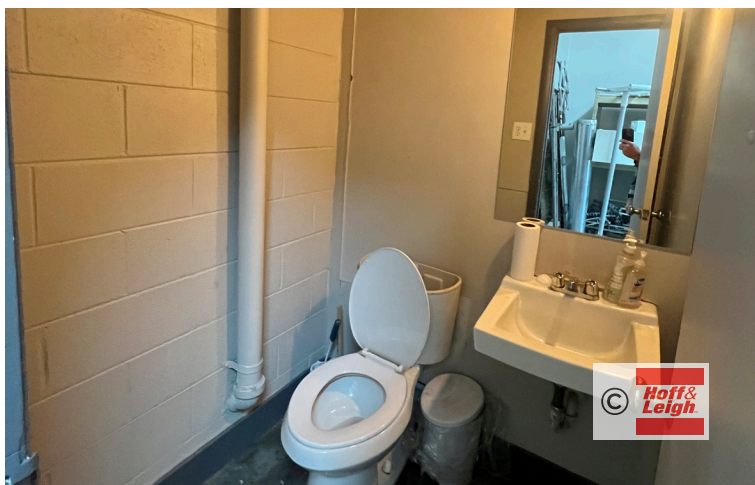
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DEMOGRAPHICS



108,895
Population



43.3
Median Age



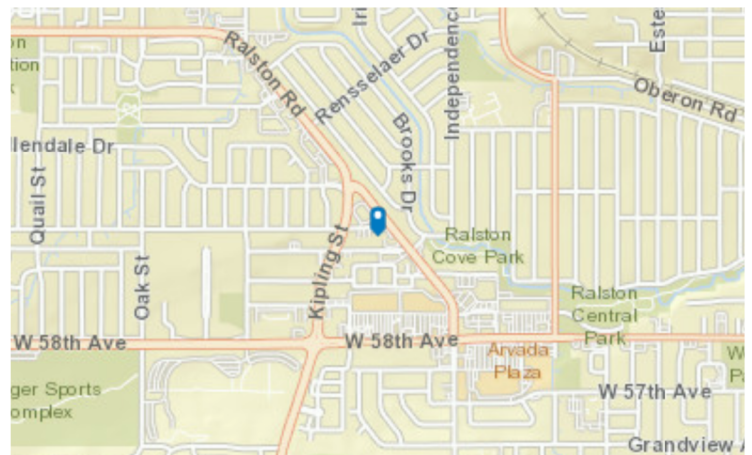
2.3
Average
Household Size



\$88,272
Median Household
Income

TRAFFIC COUNT

Cross Street	VPD	Distance
W 59th Ave	5,645	0.1
Allendale Dr	6,398	0.1
Kipling Pkwy	1,890	0.2
W 59th Ave	20,358	0.2
W 59th Ave	25,143	0.2

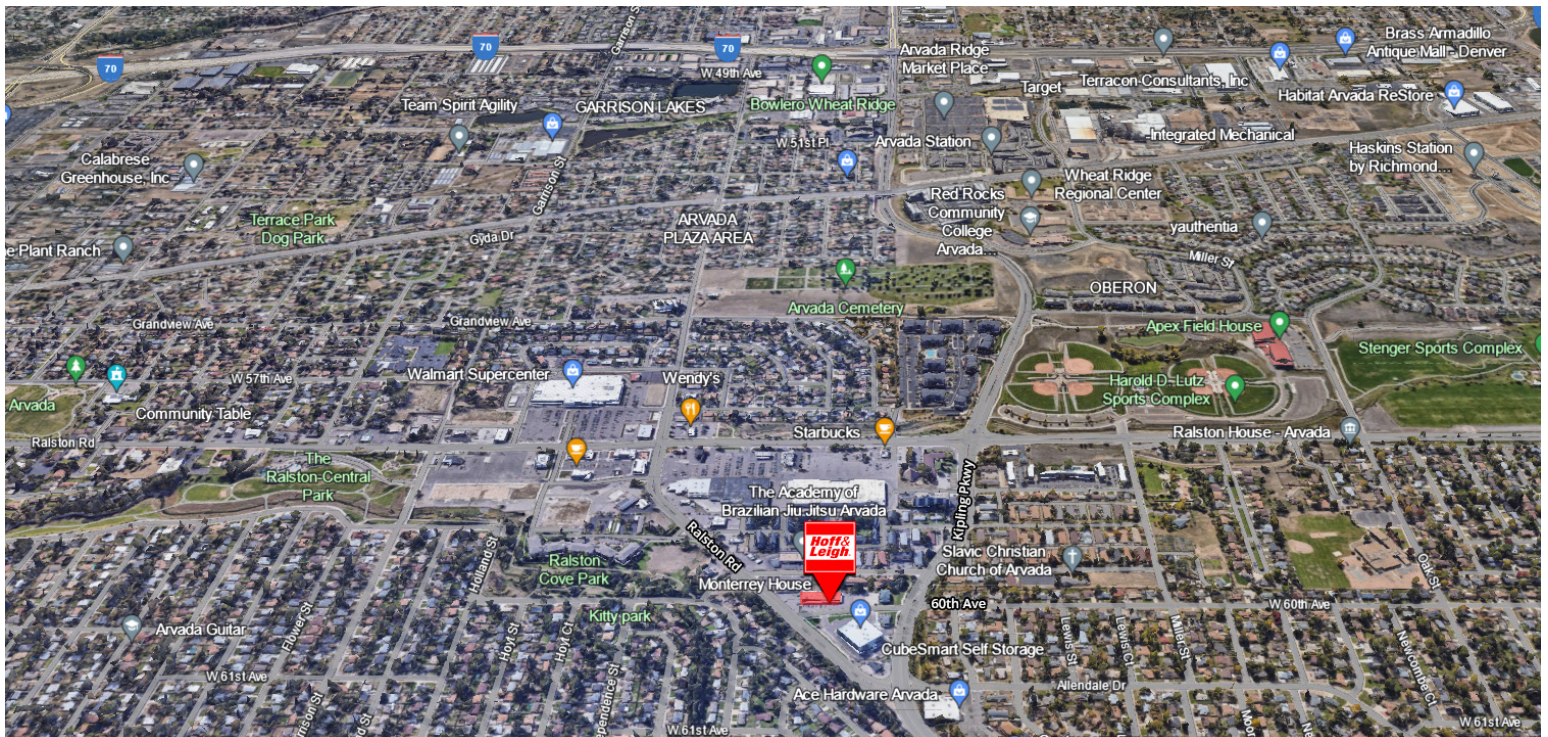


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