

Retail Space for Lease

9812 W 60TH AVENUE, ARVADA, CO 80004



Overview

Hoff & Leigh is excited to present this newly remodeled retail space located at 9812 West 60th Avenue on the corner of Ralston and 60th Avenue in Arvada. Positioned in the same center as Monterrey House and Sunshine Laundry with a double-sided monument sign, this 5,306 SF lower-level unit has 2 grade level entrances, 1 private office and 2 restrooms. There is a large open retail area with 8' 7" drop ceiling height, and a small office with 2-way mirror glass window. Lots of storage with an additional office/storage room with water shutoff, small storage room with HVAC equipment, large storage closet/hallway, and grade level storage area by double-door entrance.

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

5,306 SF x \$15/SF/YR = \$6,600 / Month FS Gross

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

Highlights

- Fresh Paint, New Flooring and Lights
- Monument Signage (Doubled-Sided)
- High Traffic Count on Kipling and Ralston
- Ample On-Site Parking in Large Parking Lot
- Great Tenant Mix
- Ceiling Height 8' 7"
- Lower-Level Unit

Property Details



Lease Rate

\$15.00 SF/YR (Full Service)



Space Available

5,306 SF



Building Size

22,659 SF



Lot Size

1.13 Acres



Zoning

B-2

Rev: December 18, 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

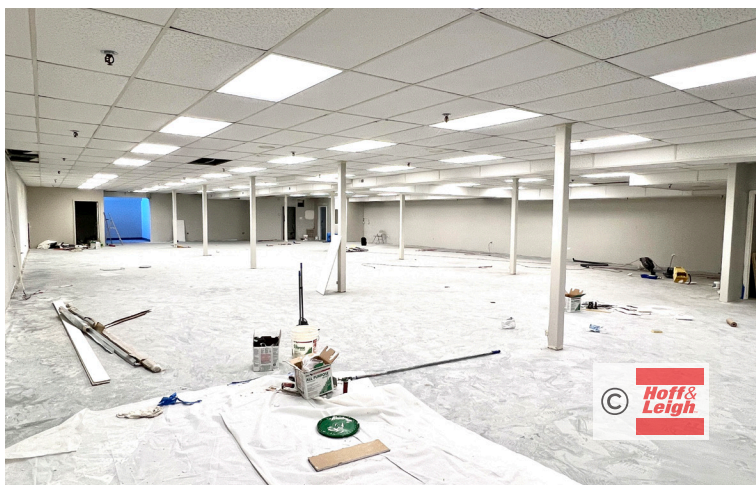
O: 720.572.5187

MCrawford@HoffLeigh.com



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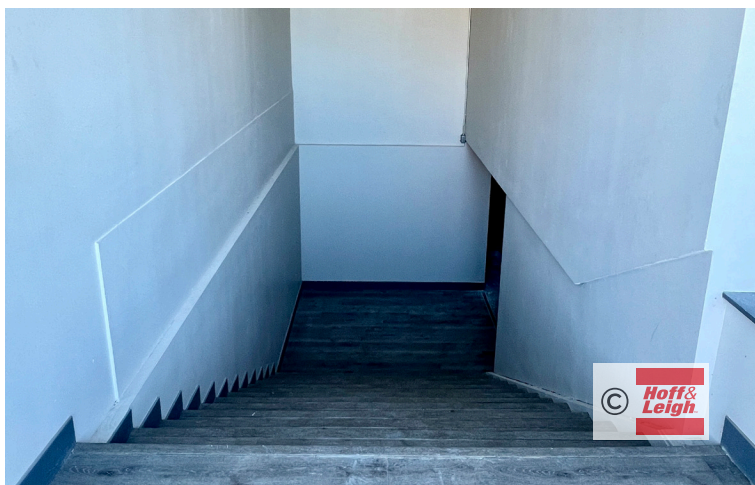
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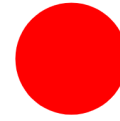
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DEMOGRAPHICS



108,895
Population



43.3

Median Age



Average
Household Size

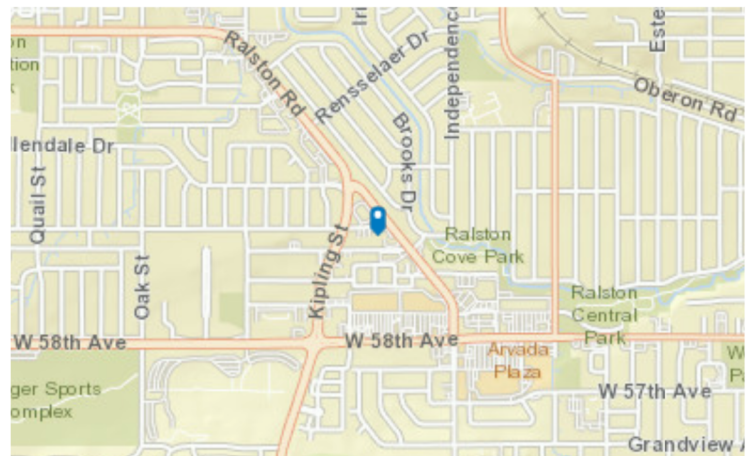


\$88,272

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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