Retail/Flex Space For Lease

9806 WEST 60TH AVENUE, ARVADA, COLORADO 80004

Overview

Hoff & Leigh is excited to present this 3,000 SF retail/flex space located at 9806 West 60th Avenue on the corner of Ralston and 60th Avenue in Arvada. This corner unit is positioned in the same shopping center as Monterrey House and Sunshine Laundry, and has a large open floorplan with a reception area, 2 bathrooms, roll-up garage door, high-ceilings, multiple storage areas, and lots of natural light. The shopping center has a double-sided pylon sign and ample parking.

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

3,000 SF x $15/SF/YR (+$6/SF/YR NNN) = $5,250/Month

For more info, please text/call Michael Crawford: (720) 683-0399 or Mcrawford@HoffLeigh.com.

Highlights

- 3,000 SF retail/flex unit
- Large open floorplan
- Reception area entrance
- 2 private bathrooms
- Roll-up garage door
- High ceilings (13’ 4”)
- 2 entrances, 1 rear exit
- Natural light and storage rooms
- Pylon sign (doubled-sided)
- High traffic count on Kipling and Ralston
- Growing market in Arvada
- Ample on-site parking in large parking lot
- Great tenant mix
- Zoning: MX-N

Property Details

Lease Rate
$15.00 SF/YR (NNN)

Space Available
3,000 SF

Lot Size
1.13 Acres

Zoning
MX-N

Rev: June 25, 2026

Our Network Is Your Edge

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Michael Crawford
C: 720.683.0399
O: 720.572.5187
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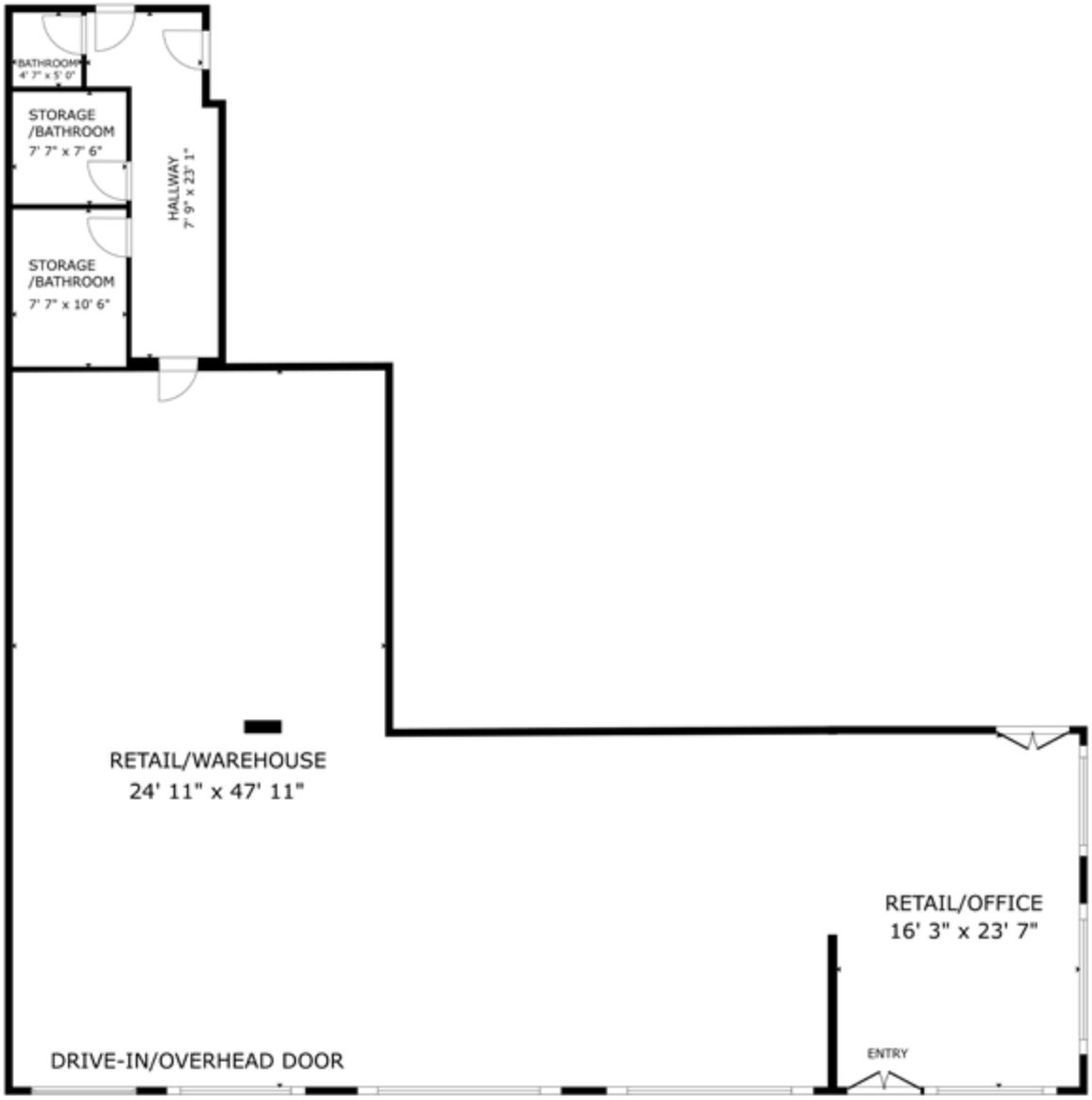

FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 720 sq.ft.
EXCLUDED AREAS : GARAGE 1,888 sq.ft.
TOTAL : 720 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

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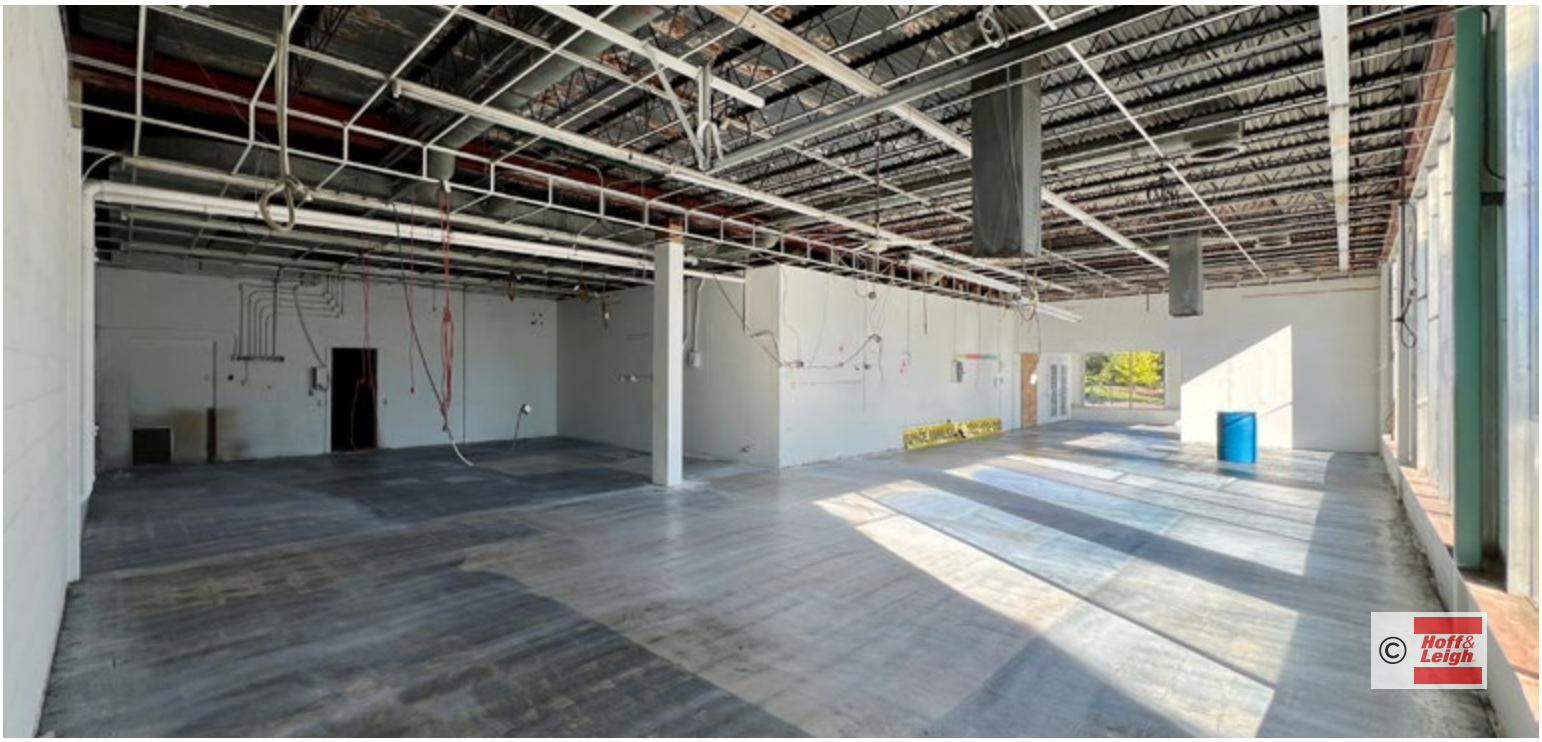

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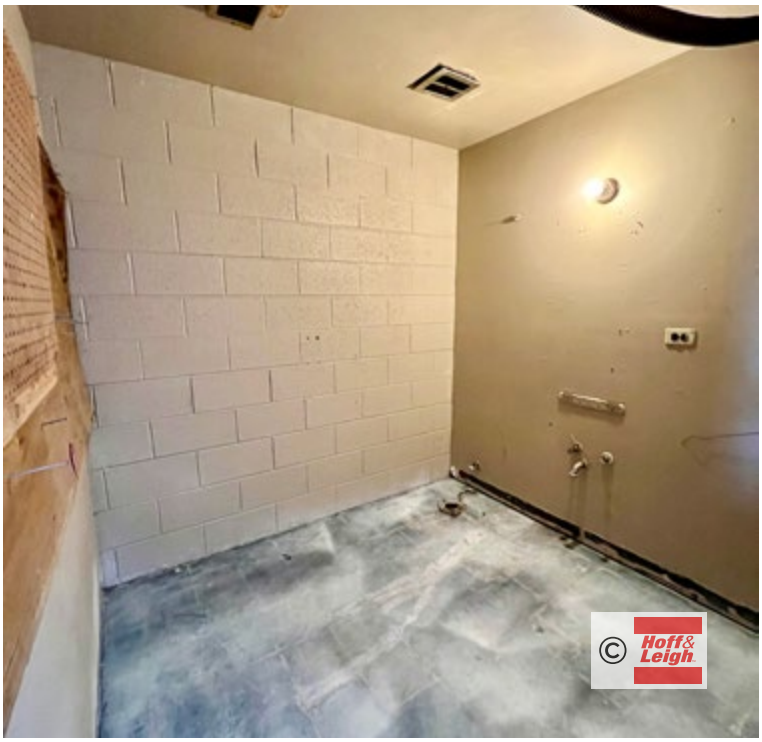

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DEMOGRAPHICS

109,315
Population

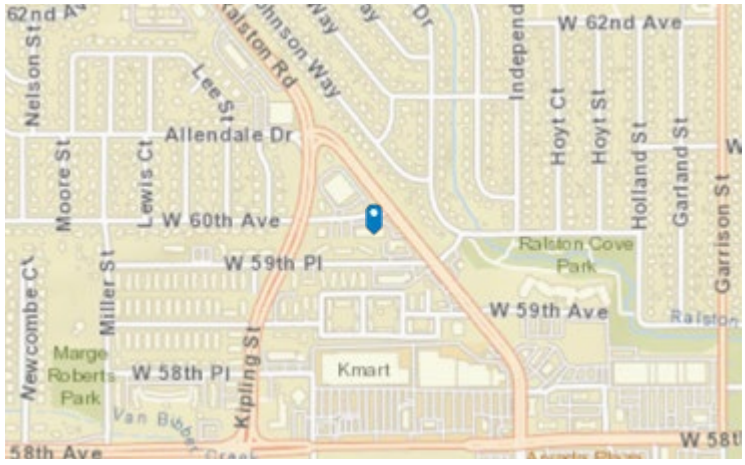
41.4
Median Age

2.4
Average Household Size

$101,088
Median Household Income

TRAFFIC COUNT

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



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