



RETAIL AND OFFICE SPACE AVAILABLE FOR LEASE!

12500 W 58TH AVENUE

ARVADA, CO 80002



OFFERING SUMMARY

Retail Available:	1,149 SF
Retail Lease Rate:	\$18.00/SF NNN
NNN Expenses:	\$7.10/SF
Office Available:	468 SF
Office Lease Rate:	\$20.00/SF Full Service
Year Built:	2005
Zoning:	B-2

PROPERTY HIGHLIGHTS

- Built in 2005 with elevator
- Monument signage available for office tenants
- Easy access to I-70 near shopping and retail
- Covered parking and basement storage available to tenants
- Comcast available



CONTACT:

STEPHEN J. MILLER

SENIOR BROKER ASSOCIATE

720.881.6346

smiller@uniqueprop.com

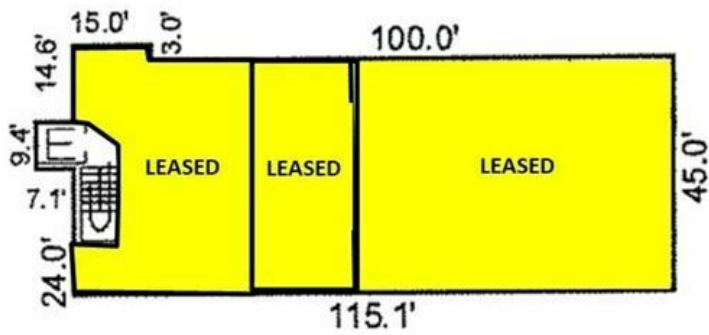
UNIQUE PROPERTIES, INC.
400 S. BROADWAY

(p) 303.321.5888

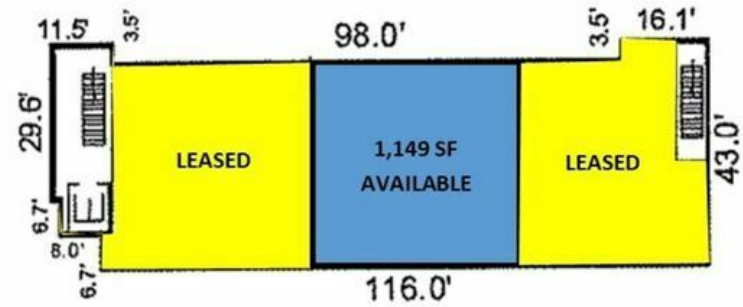
(f) 303.321.5889

WWW.UNIQUEPROP.COM

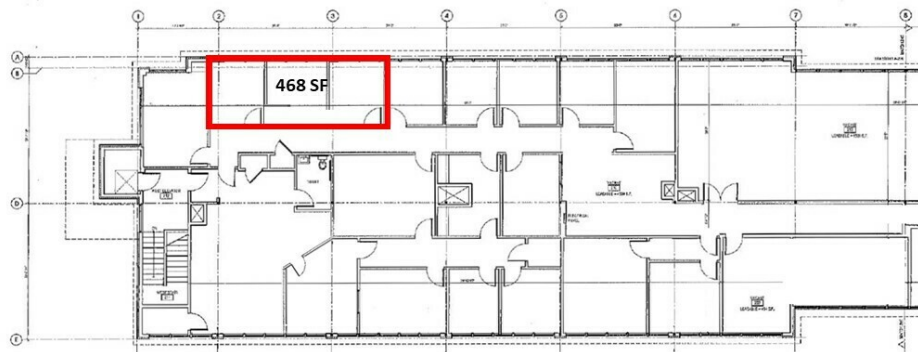
First Floor West



First Floor East



RETAIL SPACE



OFFICE SPACE

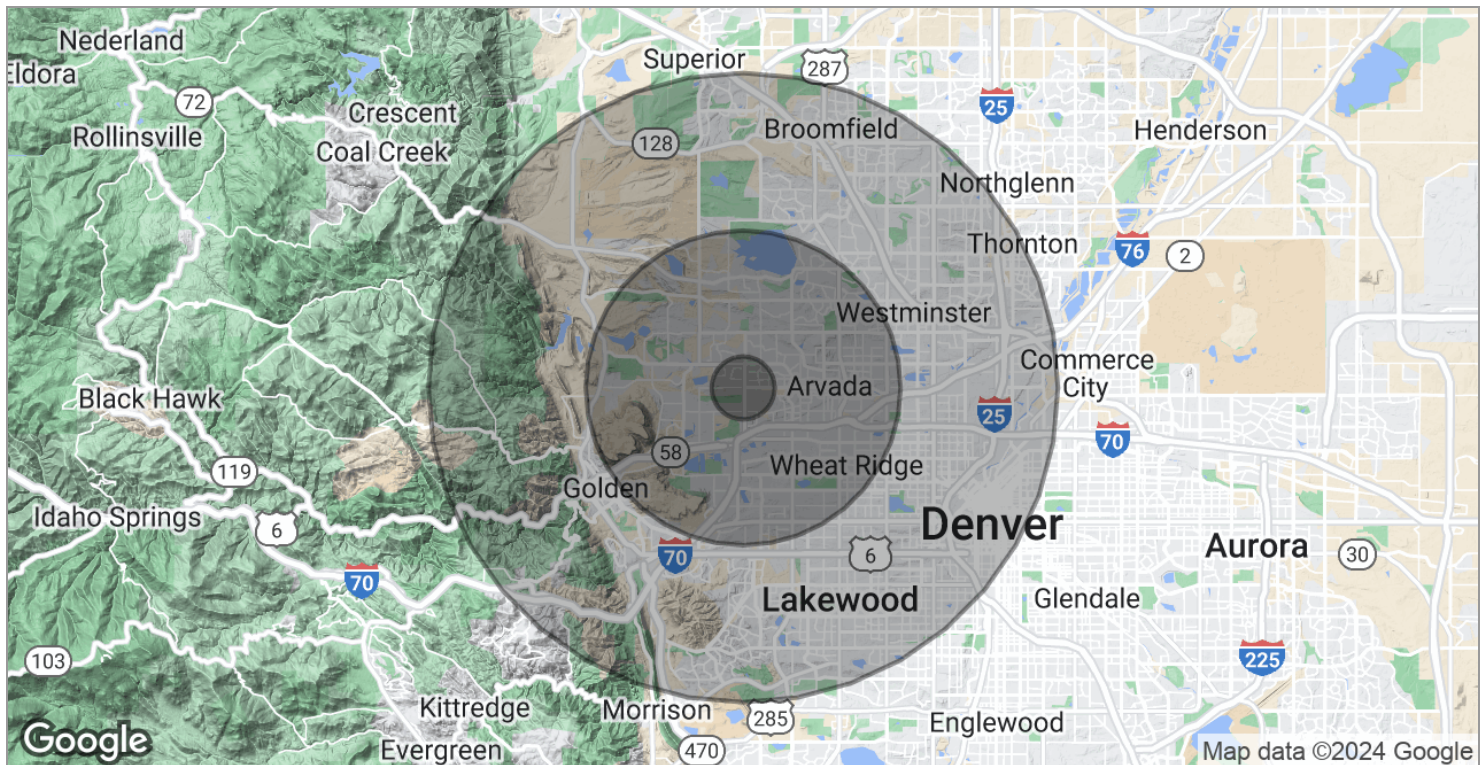


12500 W 58TH AVE

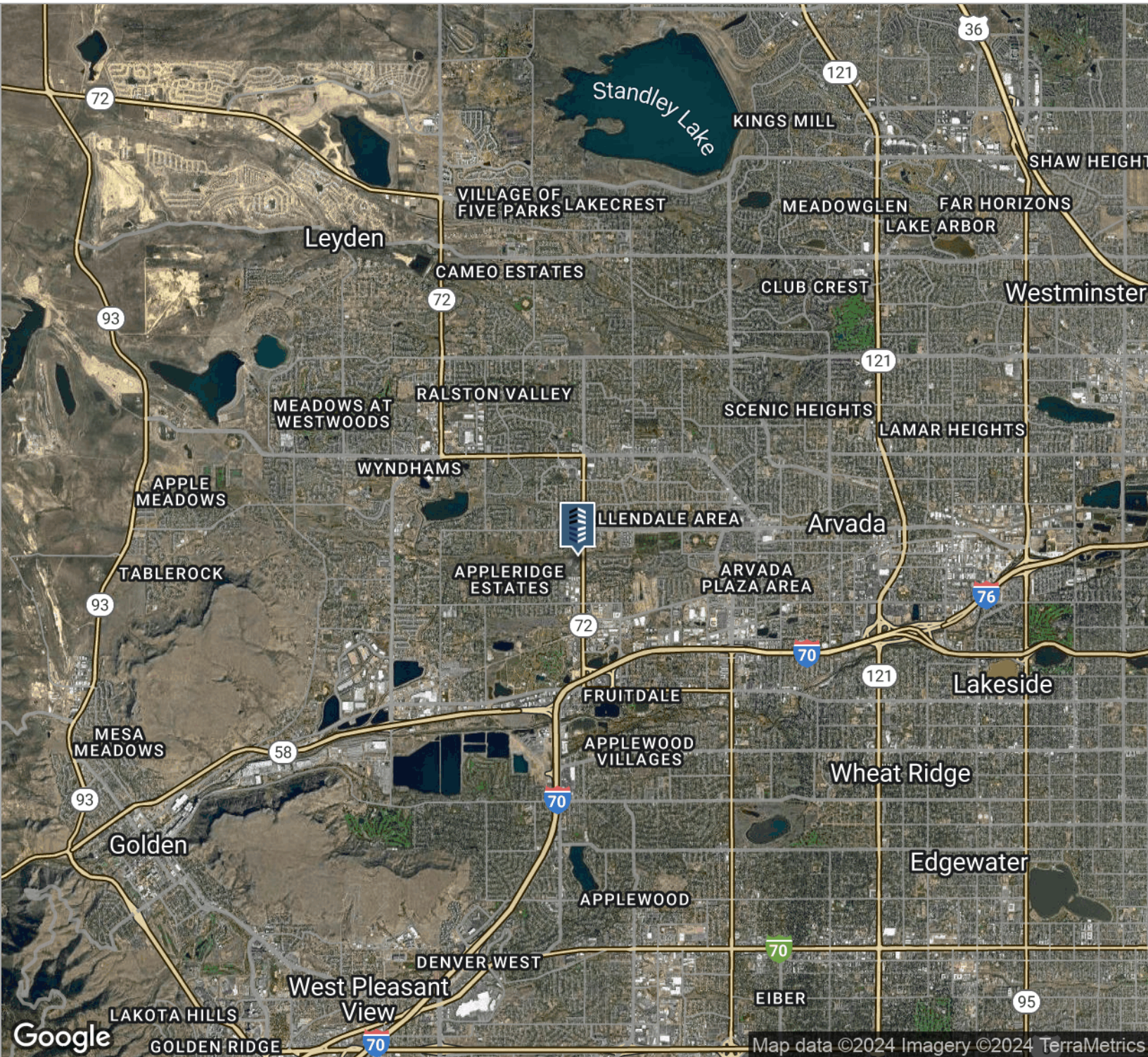
DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total households	3,407	75,649	300,074
Total persons per hh	2.5	2.4	2.5
Average hh income	\$85,713	\$78,631	\$69,522
Average house value	\$247,194	\$297,647	\$273,837

	1 MILE	5 MILES	10 MILES
Total population	8,415	181,273	741,682
Median age	41.7	41.6	37.5
Median age (male)	40.3	40.5	36.4
Median age (female)	43.2	42.7	38.6



* Demographic data derived from 2020 ACS - US Census



CONTACT:

STEPHEN J. MILLER

SENIOR BROKER ASSOCIATE

720.881.6346

smiller@uniqueprop.com

The information contained herein was obtained from sources believed reliable; however, Unique Properties makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation on this property is submitted subject to errors, omission, changes of price, or conditions, prior to sale or lease, or withdrawal without notice.