

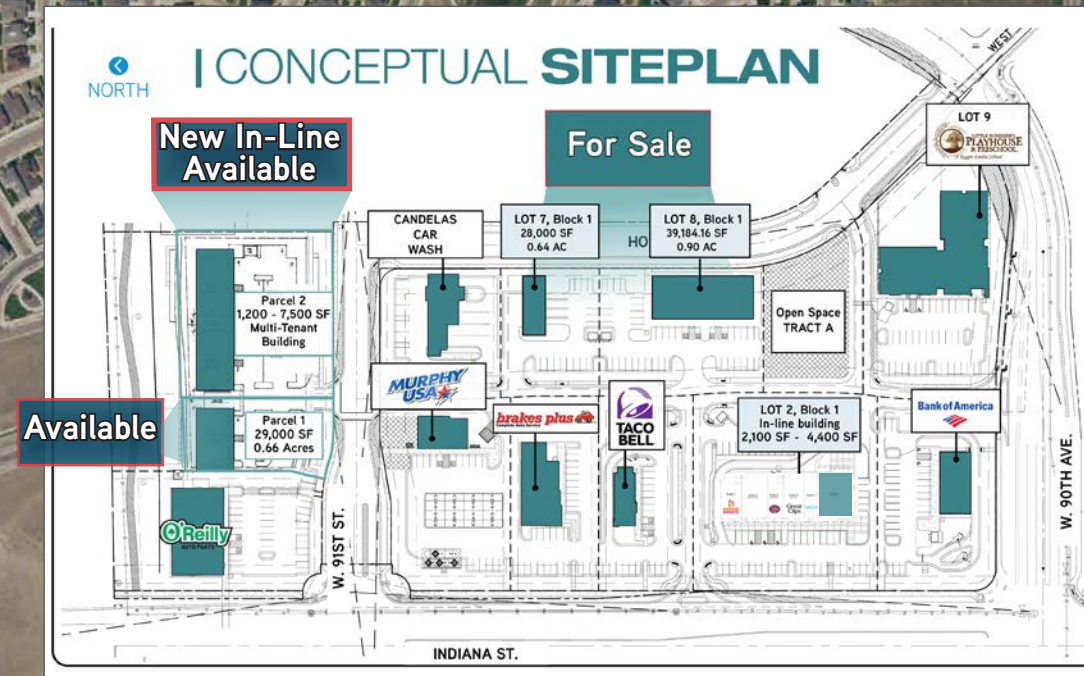


WHISPER VILLAGE

RETAIL LAND & IN-LINE

NE CORNER OF WEST 90TH AVENUE & INDIANA STREET | ARVADA

AVAILABLE



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DEVELOPED BY:
RICH
DEVELOPMENT ENTERPRISES, LLC

WHISPER VILLAGE

RETAIL LAND & IN-LINE

Site Information

Pad Site Size:	0.64 acres and up
Pad Ground Lease Price:	Contact Broker
In-line Space:	1,200 SF - 7,500 SF
Retail Building Rates:	Contact Broker
Retail Pad Price:	Contact Broker
Estimated Pad Delivery:	Q1 2023
Estimated In-Line Delivery:	Q2 2023

Demographics

	1 MILE	3 MILES	5 MILES
Population	4,673	38,024	135,152
Average HH Income	\$218,291	\$183,632	\$149,861
Daytime Population	3,284	24,974	112,803

Source: ESRI 2022 Estimates

Traffic Counts

Indiana Street South of W. 90th Avenue	16,013 VPD
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Source: MPSI 2022 Estimates



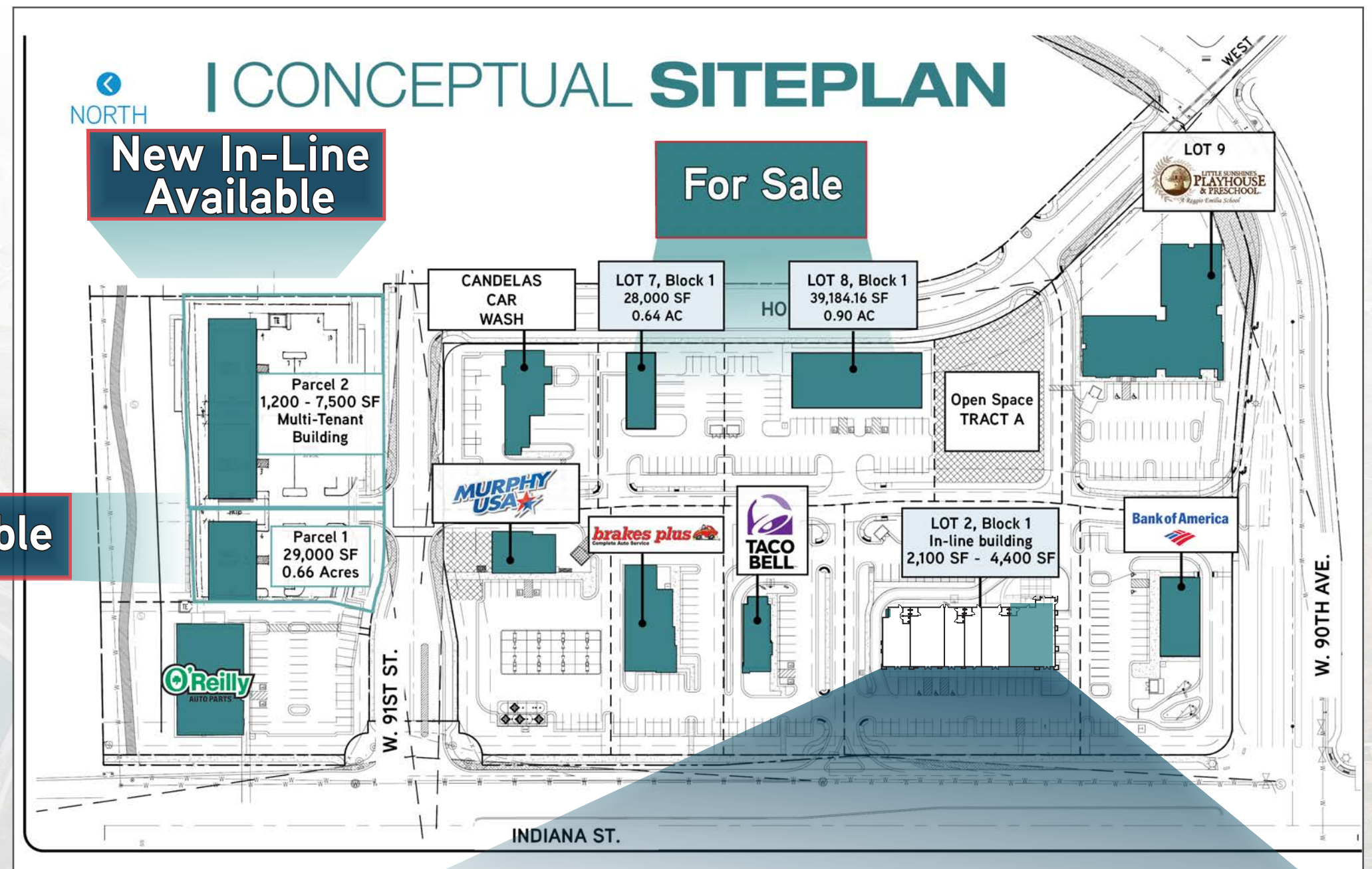
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PROPERTY HIGHLIGHTS

- Available for lease, build-to-suit or sale
- Across from new King Soopers center
- High income area
- Under-served retail market
- Surrounded by over 6,000 new housing units in a 3 mile radius
- Estimated pad delivery is Q1 2023
- Estimated in-line delivery is Q2 2023

In-Line Space for Lease

