

Meadowlake Village Center

12650 & 12850 West 64th Avenue, Arvada, Colorado 80004



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Available Retail Space

RATE | \$16.00 – \$18.00 psf
NNN | \$7.07 psf

Traffic Counts (2012)

On Ward Rd at W 63rd Ave **33,290 ADT**
 On 64th Ave at Youngfield St **28,039 ADT**

Area Demographics (2014)	1-Mile	3-Miles	5-Miles
Average Estimated Population	13,603	81,502	185,625
Average Household Income	\$88,011	\$90,270	\$82,075

Demographics Source: CoStar Realty Information, Inc. | 02-05-15
 Traffic Source: DataMetrix | 02-05-15

Meadowlake Village is a well-established retail center nestled just east of the foothills in Arvada, Colorado with easy access from both Ward Road and 64th Avenue. With its most recent addition of the popular 24 Hour Fitness brand and its high daily traffic counts at the two primary intersections, this popular center serves the surrounding neighborhoods that have come to rely on Meadowlake for both its retail shopping and now health and fitness needs.



Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms and information subject to change

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 MDWLKE-010318



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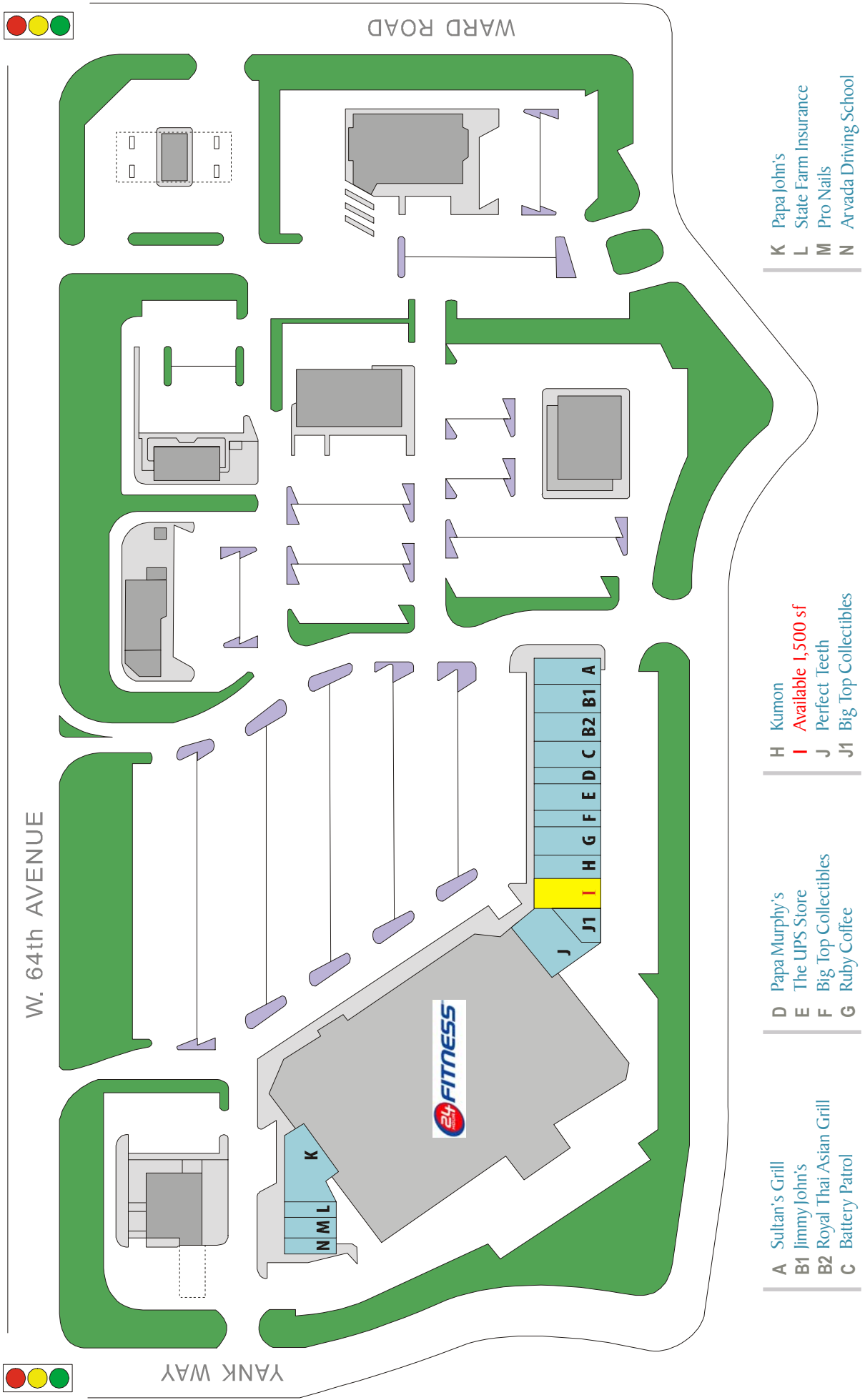
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A Sultan's Grill
B1 Jimmy John's
B2 Royal Thai Asian Grill
C Battery Patrol

D Papa Murphy's
E The UPS Store
F Big Top Collectibles
G Ruby Coffee

H Kumon
I Available 1,500 sf
J Perfect Teeth
J1 Big Top Collectibles

K Papa John's
L State Farm Insurance
M Pro Nails
N Arvada Driving School