



CANDELAS
MARKETPLACE



14967 CANDELAS PKWY · ARVADA, CO · 80007

UNPARALLELED OPPORTUNITY...






CANDELAS is a fast growing community with a strong population base of educated, high-income, lifestyle oriented consumers.

Affluent area situated between Boulder & Golden, will feature more than 19,000 residential units spread over 1,500 acres.



2025 DEMOGRAPHICS

	1 mile	3 miles	5 miles
 POPULATION	2,669	32,853	125,238
 HOUSEHOLDS	932	11,837	49,241
 DAYTIME POPULATION	2,243	26,538	138,648
 AVERAGE HOUSEHOLD INCOME	\$198,059	\$169,776	\$133,276

PROPERTY FEATURES



2,202 SF available for lease



Anchored by King Soopers



Great visibility to over 32K cars per day



Convenient access



Abundant parking: 5.1/1,000 SF ratio



Booming population growth



Strong demographics





Candelas
Approx. 3,430 DU's

CANDELAS PARKWAY

Three
Creeks
K-8

6,000 VPD

Ralston Creek
Townhomes
44 DU's

WHISPER VILLAGE
TENANTS COMING SOON

brakes plus

O'Reilly AUTO PARTS

MURPHY USA

TACO BELL

Planet Fitness

PLAYHOUSE & SCHOOLS

13,000 VPD

KING Scoopers

SUPERCUTS

Chuck & Don's

PACIFIC POWER SERVICES

T-BANK

CHASE

Wendy's

Primrose Schools

LES SCHWARZ

ALKIRE STREET

Whisper Creek
898 DU's

Whisper Creek III
@ Wild Grass
50 DU's

19,000 VPD

Village at 5 Parks
1,158 DU's

12,000 VPD

Park Ridge
66 DU's

Meiklejohn
Elementary

Leyden Rock
Approx. 1,439 DU's

Leyden Ranch
West
148 DU's

Leyden Ranch
East
26 DU's

Ralston Valley
High School
1,828 Students

INDIANA STREET

W 80TH AVENUE

Estates At
Ralston Ridge
11 DU's



Sarah Alfano
+1 303 263.5362
sarah.alfano@jll.com



AGENCY
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SITE PLAN



2,202 SF RETAIL SPACE AVAILABLE



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