



5690 Yukon Street | Arvada



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Property Highlights



HEALTHY DEMOGRAPHICS

Estimated 350,000 residents & 145,000 households within 5 miles with above average incomes.



DOWNTOWN WALKABILITY

The 15-block district features more than 100 dining, shopping, and entertainment options.



TRANSIT-ORIENTED LOCATION

Two blocks from RTD's Gold Line at Olde Town Station with service to downtown in 15 minutes.



OUTSTANDING HIGHWAY ACCESS

Direct access to Wadsworth Boulevard and just one mile away from on-ramps for Interstates 70 & 76.



ACCESS TO MAJOR EMPLOYMENT HUBS

At the geographic center of Denver's most active employment hubs within a short commute.



STRONG RETAIL TRADE AREA

Several local concepts have chosen Olde Town Arvada as their second or third location.



Demographics



	1/2 Mile	1 Mile	3 Miles	5 Miles
Total Population	5,428	15,538	123,522	351,895
Household Size	2,861,000	7,139	52,921	147,328
Avg. Household Income	\$73,319	\$81,104	\$91,798	\$98,393
Total Businesses	385	914	4,970	12,882
Daytime Population	6,175	15,496	113,326	321,255

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