



# 5690 Yukon Street | Arvada



## Property Highlights





#### HEALTHY DEMOGRAPHICS

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



## TRANSIT-ORIENTED LOCATION

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



## ACCESS TO MAJOR EMPLOYMENT HUBS

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



### DOWNTOWN WALKABILITY

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



#### OUTSTANDING HIGHWAY ACCESS

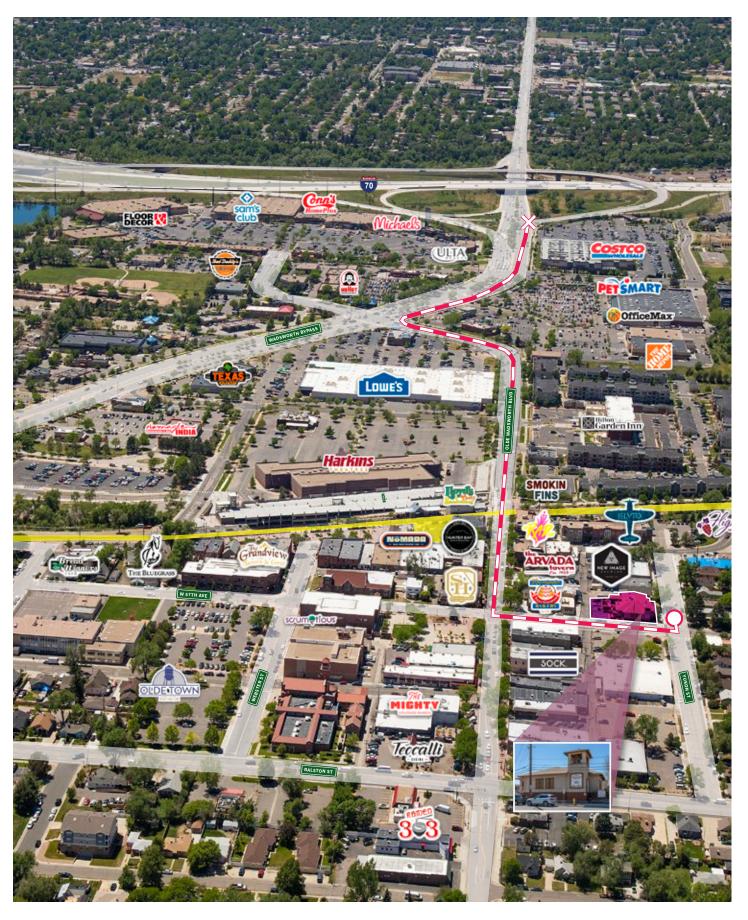
Direct access to Wadsworth Boulevard and just one mile away from on-ramps for Interstates 70 & 76.



## 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	2,8611,000	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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