



Designated Open Space

RESIDENTIAL DEVELOPMENT

- CANDELAS**
 New/Under Construction 1,575 units
 Planned/Approved 3,558 units
 Under Review 204 units
- LEYDEN ROCK**
 New/Under Construction 2,848 units
 Under Review 32 units
- WHISPER CREEK**
 New/Under Construction 575 units
 Planned/Approved 272 units
- RALSTON CREEK TOWNHOMES**
 Approximately 45 units
- RALSTON RIDGE**
 Approximately 49 units
- CHERRYWOOD POINTE SENIOR LIVING**
 Approximately 120 units
- 86TH & INDIANA**
 Mixed-use with Approximately 72 units
- PARK RIDGE & VILLAGE OF FIVE PARKS**

Whisper Village

RETAIL LAND & IN-LINE
 NE CORNER OF WEST 90TH AVE. & INDIANA ST. | ARVADA



- 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
 - > Pads have been delivered
 - > Estimated in-line delivery is April 2025

Colliers
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DEVELOPED BY:
RICH
 DEVELOPMENT ENTERPRISES, LLC

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Whisper Village

RETAIL LAND & IN-LINE

CANDELAS
OVER 19K UNITS
1,500 AC

Demographics

	1 MILE	3 MILES	5 MILES
Population	4,388	37,345	132,989
Average HH Income	\$252,307	\$212,213	\$166,194
Daytime Population	3,518	24,297	110,489

Source: ESRI 2024 Estimates

Traffic Counts

Indiana Street South of
W. 90th Avenue

16,013 VPD

Source: MPSI 2022 Estimates

Site Information

Pad Site Size:	0.64 acres and up
Pad Ground Lease Price:	Contact Broker
In-Line Space:	1,000 - 2,300 SF
Retail Building Rates:	Contact Broker
Retail Pad Price:	Contact Broker
Estimated Pad Delivery:	Immediate
Estimated In-Line Delivery:	April 2025



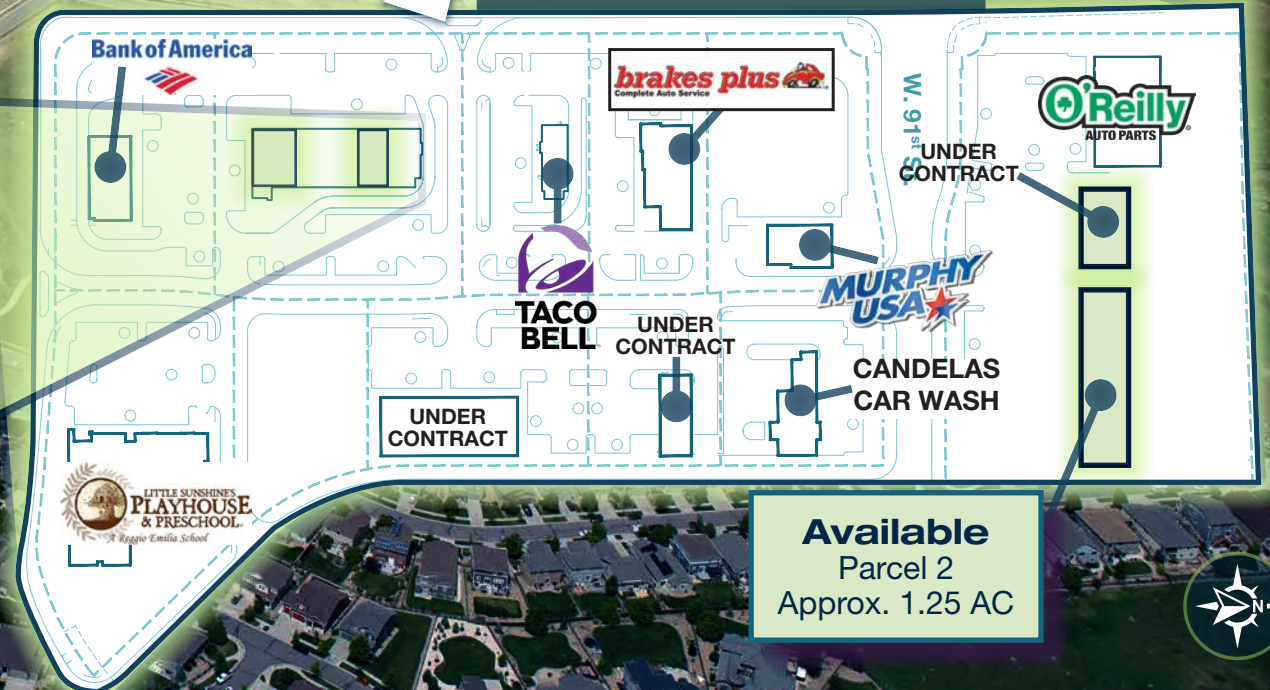
NEW RETAIL
DEVELOPMENT
COMING SOON!

INDIANA STREET

In-line space for lease in one of the few
in-line buildings being delivered this year!



In-line Available for Lease
Last Retail Parcel for Sale



Available
Parcel 2
Approx. 1.25 AC

