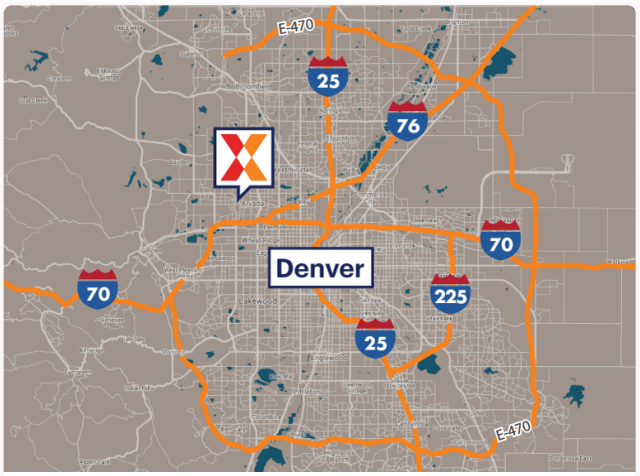
Arvada Plaza

Jefferson County | Denver-Aurora-Centennial, CO | 95,236 Sq Ft

9611-9775 West 58th Street | Arvada, CO 80004

39.8028, -105.1062





Demographics	1 Mile	3 Miles	5 Miles
Population	16,241	104,725	281,157
Daytime Pop.	11,574	101,012	272,106
Households	7,043	44,037	118,019
Income	$124,261	$134,558	$141,963

Source: Synergos Technologies, Inc. 2024

King Soopers anchored center surrounded by established neighborhoods with dense population of 104K+ within 3-miles

Affluent and well-educated population with an average household income of $134K+ and 45% college educated within a 3-mile radius

High visibility from 25K+ VPD on Ralston Rd and 22K+ VPD on W 58th Ave (Kalibrate, 2025)



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Current Tenants

Space size listed in square feet

01	King Soopers	65,092
02	ARC Thrift Stores	18,775
04	Goodyear Auto Service Centers	7,037
FUEL	King Soopers	0
OTLB	PNC Financial Services	3,000
NAP01	McDonald's	0
NAP02	Jiffy Lube	0

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

1601



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