





Everyday Destinations. Extraordinary Locations.

Ralston Square is a well-established, grocery-anchored shopping center prominently positioned at W. 64th Avenue and Ward Road, two highly trafficked roadways serving a strong, established Arvada residential trade area. King Soopers serves as a significant daily-needs traffic generator, driving consistent customer visits throughout the week.

The center benefits from strong demographics, with approximately 89,000 residents within three miles and average household incomes exceeding $130,000. Excellent visibility, convenient access and plentiful parking provide an excellent customer experience, while the daily-needs-oriented tenant mix supports frequent, repeat visits.

RALSTON SQUARE

ARVADA, COLORADO | TOTAL SQUARE FEET: 84,770

trc RETAIL

RALSTON SQUARE

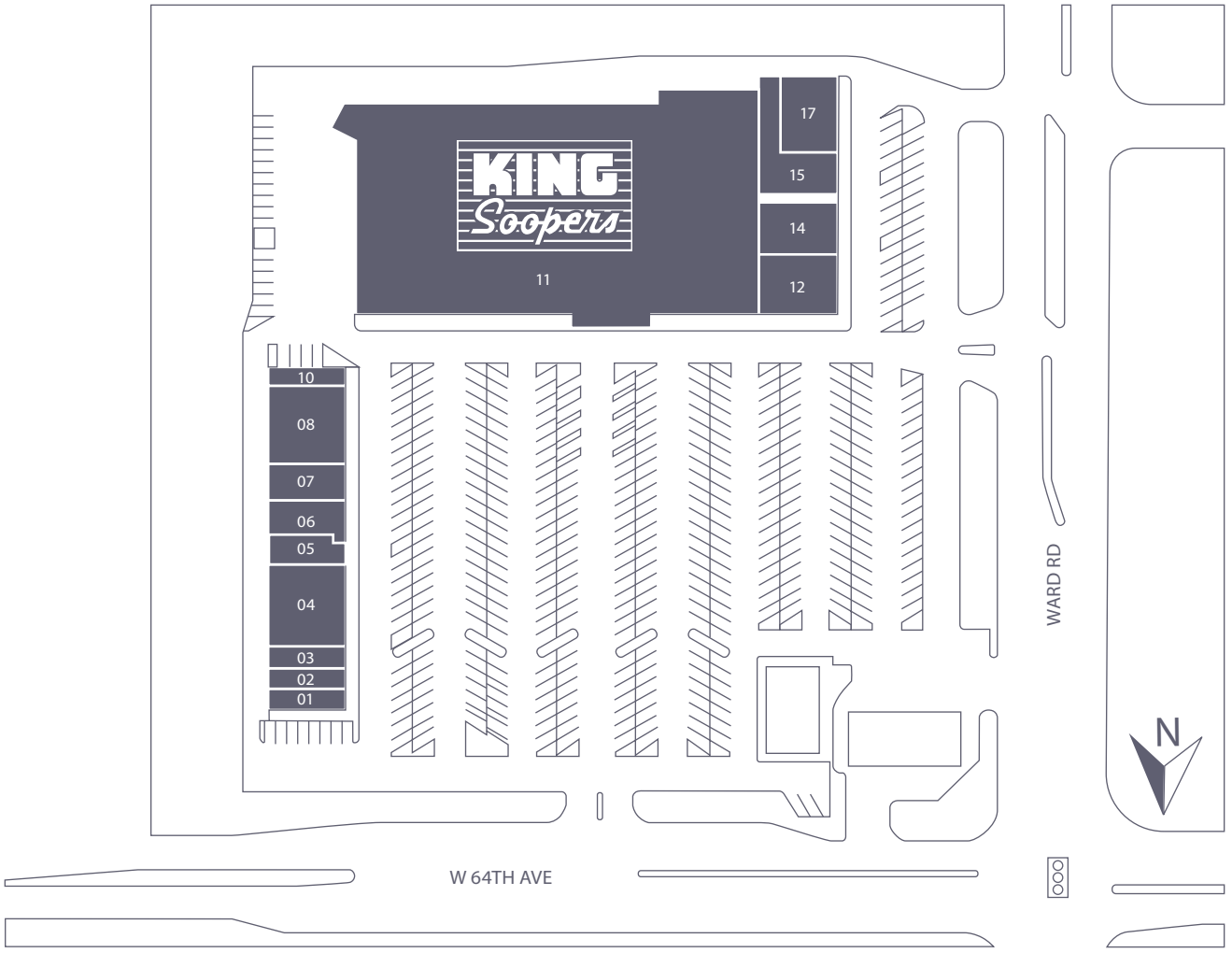
12350 West 64th Ave, Arvada CO80004

AVERAGE DAILY TRAFFIC

24,473 ADT
Ward Rd

29,792 ADT
W. 64th Ave

TOTAL SQUARE FEET: 171,460



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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	15,249	91,223	214,225
Average HH Income	$129,662	$146,89	$140,278
No. of Households	6,005	37,142	88,011

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