

Real Estate News

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Bringing Business Home

Our Real Estate Review is a publication of the Arvada Economic Development Association. Published monthly, the Real Estate Review is dedicated to the strong partnership with the City of Arvada, brokers and developers, as well as business and community leaders. We welcome your input and newsworthy information for publication.



AWARD-WINNING GRANDVIEW PLAZA AND RENO PLACE



This new mixed-use project located at the intersection of Olde Wadsworth Boulevard and Grandview Avenue in Olde Town Arvada has recently been awarded the “Project of the Year” Ace Award for Construction Excellence, the “Innovation in Design” award presented by the City of Arvada, and the “Bronze Hard Hat Award” for outstanding private project.

Resulting from a long-term partnership with the Arvada Urban Renewal Authority (AURA), Grandview Plaza and Reno Place were completed in the summer of 2008. The buildings have 110 parking spaces adjacent. A majority of the space in the three buildings has been leased, but several prime spaces are still available. A 5,800 sq. ft. restaurant space at the southwest corner of Grandview Avenue and Olde Wadsworth Boulevard can be leased as one space or can accommodate two restaurants. Across the street, on the northwest corner, is a 4,148 sq. ft. restaurant space. Only one 1,500 sq. ft. retail space is still available. Rental rates range from \$19.00 to \$24.00 sq. ft. with generous TI allowances.

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AEDA Board of Directors

Steve Camins, AEDA President
City Council Appointee/Financial Dimensions

Frank Barone, AEDA Vice President
City Council Appointee/Barone, Inc.

Moni Piz Wilson, AEDA Secretary/Treasurer
Grandma's Frozen Pasta

John Carpenter, AURA Representative
Thunderbolt Media Services

Dave Doherty
Piper Electric

Bob Dyer, City Council Representative
RCDyer Wealth Mgmt., Inc.

Aaron Edwards
Colling Insurance, Chamber Representative

Rich Hawkins
Red Rocks Community College

Paul Heller
Sopheon Corporation

Fred Jacobsen
Sportline, Inc.

Mike Litzau
Sooper Credit Union

Harry Mathews
City Council Appointee, Vintage Sales

Bruce Nickerson
Nickerson Company

Ken Olsen
B2B CFO LLC

Alan Parker, City Council Appointee
West Metro Citywide Banks

Emily Robinson
FirstBank of Arvada

Dave Ten Eyck
CCW Products

AEDA Staff

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Lila Nigh, AEDA Manager

Peggy Moya, Marketing Specialist

Lisa Kingston, Administrative Specialist

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AEDA Update



www.arvadapropertylink.com

PLEASE NOTE: In order to assure the accuracy of information on this website, properties will be reviewed every three months. Information older than three months will be removed and put into an "inactive" status. The listing broker will be notified by e-mail of the expiration. It's easy to reactivate - just log in, view the selected property, check "active" and click update. A new "date expires" after three months will be applied.

During December, AEDA's property website had 60 properties retrieved 198 times. For more information, please contact Lila Nigh at 720-898-7012 or e-mail lila@arvada.org.

Listed below are the properties viewed online:

64th & Eldridge	5 visits
5255 Xenon Street	5 visits
5405 West 56th Avenue	1 visit
5420 Marshall Street	3 visits
5480 West 60th Avenue	3 visits
5601 Yukon Street	6 visits
5655 Gray Street	5 visits
5757 Olde Wadsworth Boulevard A	6 visits
5760 Olde Wadsworth Boulevard	5 visits
6210 - 6230 Carr Street	2 visits
6221 Sheridan Boulevard	3 visits
6380 McIntyre Parkway	4 visits
6575 Sheridan Boulevard	3 visits
6690 Wadsworth Boulevard	2 visits
6900 Indiana Street	9 visits
7051 West 56th Avenue	1 visit
7212 Ralston Road	1 visit
7523 Grandview Avenue	4 visits
7607 Ralston Road	6 visits
12096 West 50th Place	3 visits
10480 Ralston Road	2 visits
10555 West 63rd Place	5 visits
12520 West 64th Avenue	1 visit
14922 West 69th Avenue	4 visits
NWC Highway 72 & Indiana	3 visits
SEC 80th & Wadsworth Boulevard	2 visits
SWC 67th & Wadsworth Boulevard	2 visits

AEDA Update

A Child Reflection

6711 Grandview Avenue 5 visits

Academy Center Properties

6413 Fig Street 8 visits

Arbor Building

7850 Vance Drive 1 visit

Arvada Connection

5220 Wadsworth Bypass 2 visits

Arvada Free Standing Corner

7425 West 52nd Avenue 3 visits

Arvada MarketPlace

7310-7490 West 52nd Avenue 4 visits

Arvada Ridge Marketplace

I-70 and Kipling 5 visits

Arvada Shops

NW of Kipling & 50th Street 2 visits

Arvada Square

9215 Ralston Road 1 visit

Arvada Village

12345 -12395 West 58th Avenue 1 visit

Arvada West Town Center

14405-14715 West 64th Avenue 7 visits

Arvada Wells Fargo Building

7878 Wadsworth Boulevard 2 visits

Ashton Park

5880 West 59th Avenue 1 visit

Aspen Business Park

5400 Ward Road 2 visits

Creekside Business Park

5610 - 5620 Ward Road 3 visits

Cobe Laboratories - Sorin Group

14401 West 65th Way 5 visits

Enstrom's Candies Building

6770 West 52nd Avenue 3 visits

Gold Strike Business Park

5535 West 56th Avenue 1 visit

Grandview Plaza

7612 Grandview Avenue 3 visits

Indian Tree Professional Center

7400 Wadsworth Boulevard 1 visit

Indiana Business Center Minor

14700 66th Place 4 visits

Indiana Market Place

NW corner 64th & Indiana 1 visit

King Square Center

8025 - 8175 Sheridan Boulevard 1 visit

Market Square Shopping Center

80th Avenue & Wadsworth Boulevard 1 visit

Mathews Business Park

4700 West 60th Avenue #3 2 visits

O'Koren

14902 West 64th Avenue 7 visits

Parkway Center Business Park

14400 West 64th Avenue 5 visits

Ralston Business Park

5525 West 56th Avenue #A, B, C, D 7 visits

Ralston Creek Village

6410 Miller Street 2 visits

The Shops at West Woods

16255 West 64th Avenue 3 visits

Tower Place

Ward Road at 54th 1 visit

Vitamin Cottage Building

7701 Wadsworth Boulevard 2 visits

Westwoods Shopping Center

15200-16400 West 64th Avenue 3 visits

Featured Land Site of the month

Ed Tomlinson of RE/MAX Alliance has property listed for sale at 6210 - 6230 Carr Street. The combined property equals more than 4 acres zoned B-1, neighborhood business district, for veterinary clinics, business services, restaurant, day care, and offices. It has easy access from Wadsworth Boulevard and offers flexible possession. Contact Ed Tomlinson at 303-420-5352 or e-mail to ed@tomlinson.com, for more information.

Office / Industrial Development

1. Request for space from an Education Client with specific criteria.

Nothing available to match criteria.

2. E-mail from JEC requesting possibilities for 25,000 sq. ft. of manufacturing space with other specific criteria.

Submitted:

5525 West 56th Avenue

New Business In Arvada

AppleDoodles a new speciality gift and toy store, located to 15400 West 64th Avenue, in the Westwoods Shopping Center.

Aspen Market, a produce market, located to 10372 Ralston Road.

From Shabby to Chic, a salon, located to 6905 Webster.

Game Force opened at 12345 West 64th Avenue.

Mrs. K Productions located to its newly renovated house at 5613 Olde Wadsworth Boulevard.

Sassie Sisters Big & Beautiful clothing located to 7705 Wadsworth Boulevard.

Smith Phillips CPA, PC located to 7674 Grandview Avenue, #105.

Some Like it Green opened at 10665 West 72nd Avenue.

Kudos

◆ Congratulations to **Dot Wright!** Dot was selected as the Arvada Chamber of Commerce Executive Director after a lengthy selection and interview process. Prior to that, she was the interim director for the Chamber. Dot has owned her own business and understands the challenges facing local businesses. She already has plans in place to partner with AEDA on new and exciting programs for 2009. Information about the Arvada Chamber of Commerce can be obtained at www.arvadachamber.org or call 303-424-0313.

◆ Congratulations to Jerry Kemp of Coldwell Banker, who leased Parkside II at 5275 Marshal, Suite 104 to Sensory Pathways, a children's therapy center, and Suite 202 to a company named IOD.

◆ Congratulations to **FirstBank of Arvada.** FirstBank of Arvada was selected by the Arvada Chamber of Commerce as its 2008 Business of the Year. AEDA's nomination for the business was one of several received.

Featured Industrial Site of the Month

Bruce Mawhinney & Mike Wafer of Grubb & Ellis have 49,125 sq. ft. available for sale or lease in the Ralston Business Park, 5525 West 56th Avenue. The building is divisible and may be sold or leased in approximately 12,500 sq. ft. increments. This property, zoned CC-A, is located within the Enterprise Zone near West 58th Avenue and Sheridan Boulevard, with quick access to I-76. This newly constructed building has ample parking, a front entry / rear-load configuration, 24' clear height, ESFR sprinkler, with outside storage a possibility. Contact Mike Wafer at 303-572-5564 or Bruce at 303-572-5517 or e-mail mike.wafer@grubb-ellis.com or bruce.mawhinney@grubb-ellis.com for more information.

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For additional information contact Brian Scott of Landon Enterprises at 303 394-3300 or e-mail brian@landonenterprises.net



The ample parking adjacent to Grandview Plaza and Reno Place.

Brokers

Would you like your property featured in an upcoming issue of the **Arvada Real Estate Newsletter**? Please send property ideas and information to Lisa Kingston at lkington@arvada.org, or call 720-898-7018. Properties will be placed on a first-come, first-served basis.



arvada**propertylink**
c o l o r a d o

Remember to use ArvadaPropertyLink to list and to search for Arvada Properties.

www.arvadapropertylink.com

Welcome New AEDA Board Members

Aaron Edwards of Colling Insurance Service, Inc. will represent the Arvada Chamber of Commerce on the AEDA Board in 2009. C. Bradley Rupert, Arvada attorney, represented the Chamber in 2008. Colling Insurance provides commercial insurance services.

Paul Heller of Sopheon Corporation will represent a new category on the AEDA Board in 2009 – “Research and Development (R&D)/Technology.” Paul is the Chief Technology Officer of Sopheon Corporation located in southeast Arvada.

Ken Olsen of B2B CFO LLC will complete the term of Terri Utecht of Utecht Diversified Events as the home-based business representative for the “General Business with 1- 5 employees” category. Ken has been in business for 35 years working with companies from start-ups to Fortune 100 firms.

Emily Robinson of FirstBank of Arvada will complete the term of Steve Swensen who retired from FirstBank in 2008. Emily has an extensive background and is involved in the community both personally and professionally. She is the president of FirstBank of Arvada and has been with FirstBank since 1993.

Dave Ten Eyck of CCW Products will represent the “Manufacturing” industry in this new category for the AEDA Board. Dave has been president of CCW Products, Inc. since 1999 and has been with the company since 1987. CCW Products and its 114 employees manufacturer clear plastic containers in its building located in southeast Arvada.

Revenue up at The Arvada Center

In 2008, box-office revenue for The Arvada Center’s six-show subscription season was up a staggering 53 percent, from \$1.9 million to \$2.9 million — even though it offered one fewer show. Attendance was up 32.5 percent, to 77,999. *

Congratulations!

*Taken from The Denver Post 01/25/09

ARVADA, COLORADO

Real Estate News



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