# Arvada COLORADO | Real Estate News

**MARCH 2017**

**Arvada Commercial Property Listings**
A current listing of al properties can be found on Arvada's Commercial Property Database at ArvadaEconomicDevelopment.org/Site-Selection/Commercial-Property-Search

**FEATURED**
**Retail/Office**

**Ralston Business Park** has a suite available for sale located at 5545 W. 56th Avenue, Unit E. The property is located near Sheridan Boulevard and I-76. CC-A zoning allows for many commercial and industrial uses. For more information contact Jana Easley at **jana@westcharter.com** or **303.960.2463.**

**FEATURED**
**Flex Space**

Light industrial, flex space located at 5405 W. 56th Avenue is for lease. The property is located in Jefferson County and is zoned CC-A. For more information contact Robert Siegrist at **303.427.8472.**

## King Soopers Marketplace Plans to Open a Location in Northwest Arvada

Residents of northwest Arvada will be pleased to learn that a brand new King Soopers Marketplace will be opening at the northwest corner of Candelas Parkway and Indiana Street. The 123,000 square foot grocery store, slated to open in March of 2018, will also house a nine-unit multiple product dispenser (MPD) fuel center. In addition to the King Soopers store and fuel center, the 22-acre development site will also provide 7,100 square feet of attached inline retail as well as four outlot pad site opportunities for ground lease or purchase. The development is viewed as a much needed asset to the community as the area is currently significantly underserved by retail, grocery, fuel and restaurant amenities. Retail lease opportunities at the site are being marketed by Crosbie Real Estate Group. Contact Rhonda Coy or Scott Steputis with Crosbie Real Estate Group for more information at **rcoy@creginc.com** or **step@creginc.com.**

## A New Sign Code for the City of Arvada

The Arvada City Council approved a new sign ordinance effective January 17, 2017. The sign code revision was necessary after the 2015 U.S. Supreme Court decision in Reed v. Town of Gilbert. The Court ruled that the Town's sign code placed unconstitutional content-based restrictions on speech in violation of the First Amendment. The City's Planning Department and Todd Messenger, Attorney at Fairfield and Woods, P.C., consultant drafted the sign code to comply with the Supreme Court ruling with input from the Arvada community. The sign regulations are "content-neutral" and classification of signs are based on structure, materials, components and durability, lighting, number, height, area and dimensions, duration, location and maintenance. To learn more about the new sign regulations, visit **arvada.org/city-hall/city-code/public-input-sought-to-update-city-sign-code.** For questions or comments about the new code, contact the Community Development Department at **720.898.7435** or email **codeenforcement@arvada.org.**

## NEW ARVADA BUSINESSES

The following are new businesses that have either opened are under new ownership or plan to open soon in Arvada. For a complete listing of products and services offered by Arvada businesses, go to **arvadaeconomicdevelopment.org/directory.**

**Allen Industries**
5627 Kendall Court

**Bentleys Pet Stuff**
7705 Wadsworth Boulevard

**Liberty Tax Services**
7521 W. 80th Avenue

**Orangetheory Fitness**
8031 Wadsworth Boulevard

**Pet Supplies Plus**
8175 Sheridan Boulevard

INTERNATIONAL ECONOMIC DEVELOPMENT COUNCIL
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ARVADA
ECONOMIC DEVELOPMENT ASSOCIATION

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