



Office & Retail Spaces at Your Neighborhood Hub



Did you know the Village of Five Parks in NW Arvada has its own downtown?

The first three buildings at The Square were built along with the neighborhood to provide our local community with convenient essentials close to home!

This neighborhood hub is a mixed-use center with five buildings, two courtyard areas with public art, and two private parking lots.

The Square is home to more than 15 local businesses and 9 residential tenants of the Lofts at The Square.

@ **the Square**
at Five Parks

PROPERTY SUMMARY

The Square at Five Parks
8565 Five Parks Drive | Arvada, CO 80005



Property Summary

Lease Rate:	\$34/RSF/yr
Lease Term:	3 year minimum
Available SF:	662 USF (795 RSF)
Frontage:	Five Parks Dr & 86th Pkwy
Year Built:	2009
Parking:	Shared surface lot
HVAC:	Packaged RTUs
Lighting:	LED Troffers & Wall Packs
Zoning:	Mixed-Use Neighborhood
Lease Type:	Modified Gross

Property Overview

Did you know the Village of Five Parks in NW Arvada has its own downtown? The first three buildings at The Square at Five Parks were built along with the neighborhood to provide our local community with convenient essentials close to home! This neighborhood hub is a mixed-use center with five buildings, two courtyard areas with public art, and two private parking lots.

The Square is home to more than 15 local businesses including restaurants, medical offices, pet care, spa services, and more. We also have 9 loft apartments at The Square, boasting large open concept living spaces, private patios, wood floors, in-unit laundry, and access to the local community amenities.

Location Overview

The Square is surrounded by high-income residential neighborhoods that are currently experiencing growth. The NW side of Arvada offers beautiful views, close access to Standley Lake, and quick access to the Rocky Mountains.

PROPERTY PHOTOS

The Square at Five Parks

8565 Five Parks Drive | Arvada, CO 80005



AVAILABLE SPACES

The Square at Five Parks
8565 Five Parks Drive | Arvada, CO 80005



Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
4-230	662	3 year minimum	\$34.00 /sf/yr	Multiple Uses	Move-in Ready	Now

Highlights

Situated on the SW corner of the 86th Parkway and Five Parks Drive intersection, Building 4 (8565 Five Parks Drive) has the highest visibility and the most drive-by traffic of the five buildings at The Square.

Because The Square at Five Parks is the well-established neighborhood hub of the Village of Five Parks neighborhood and right across the street from the community's clubhouse and pool, it sees a large amount of foot traffic and the area is very active.

Turnover is infrequent for the commercial and residential spaces alike, so this is a unique opportunity to join our thriving community!

Nearby Locations

- Within The Square, there are multiple thriving businesses offering a variety of services. From restaurants to healthcare and all kinds of services in between, The Square at Five Parks has nearly everything you need.
- New business is also coming to the area with the addition of CVS Pharmacy, Maverick, and Premier Credit Union on the western side of Village of Five Parks.
- The Candelas area to the northwest is anchored by a large King Soopers store and includes coffee, fuel, pet supplies, restaurants, and additional services for the local community to enjoy.

BUSINESS MAP

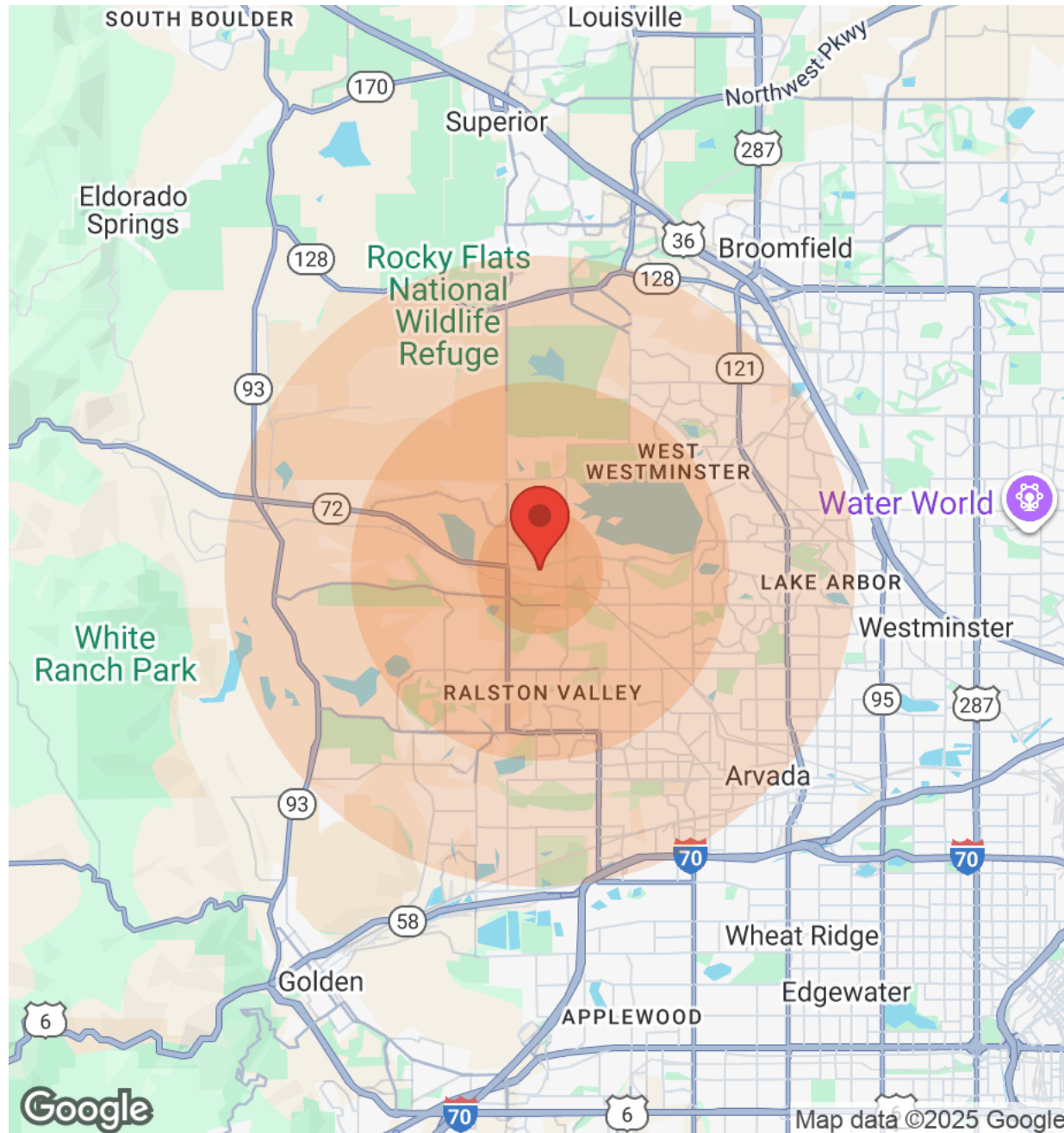
The Square at Five Parks

8565 Five Parks Drive | Arvada, CO 80005



DEMOGRAPHICS

The Square at Five Parks
8565 Five Parks Drive | Arvada, CO 80005



Population	1 Mile	3 Miles	5 Miles
Male	1,652	21,123	66,241
Female	1,684	21,800	67,888
Total Population	3,336	42,923	134,129

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	700	7,442	23,407
Ages 15-24	484	6,169	18,087
Ages 25-54	1,107	15,201	50,891
Ages 55-64	382	6,207	18,312
Ages 65+	663	7,904	23,432

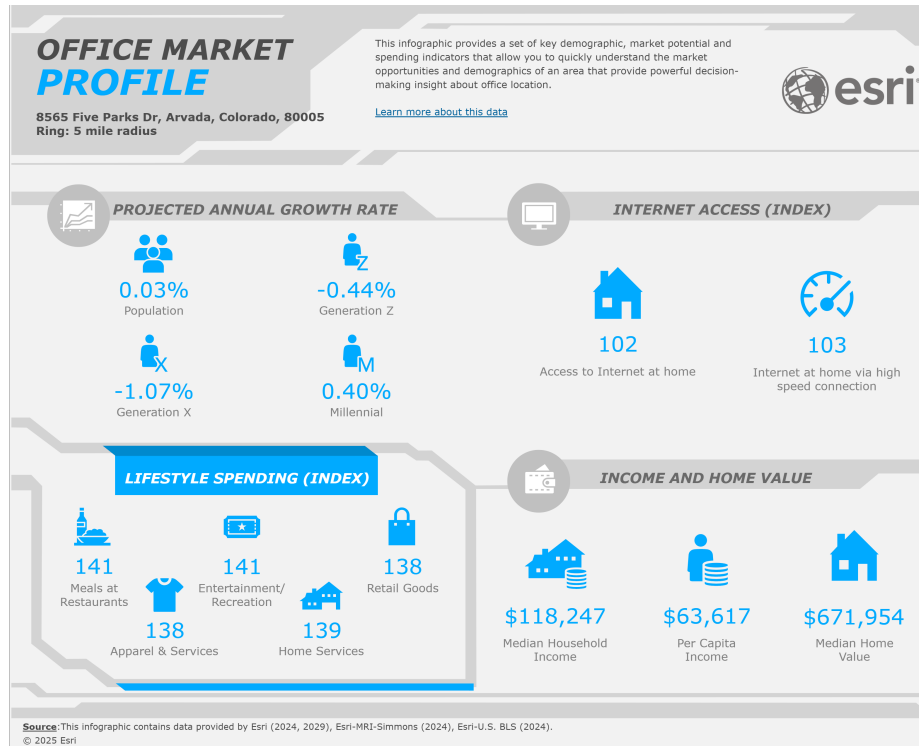
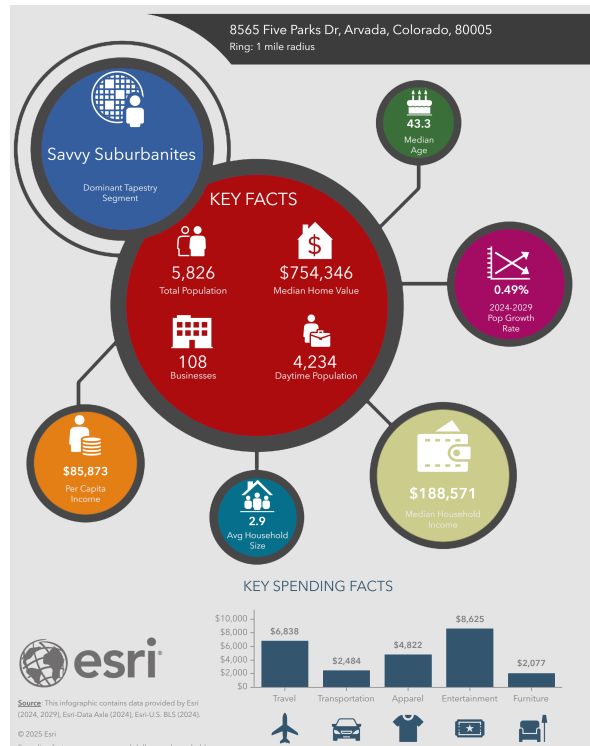
Race	1 Mile	3 Miles	5 Miles
White	3,221	41,730	126,207
Black	N/A	47	395
Am In/AK Nat	N/A	10	136
Hawaiian	N/A	2	3
Hispanic	176	2,445	12,533
Multi-Racial	216	1,944	10,456

Income	1 Mile	3 Miles	5 Miles
Median	\$98,307	\$83,162	\$69,793
< \$15,000	23	467	2,787
\$15,000-\$24,999	11	632	3,849
\$25,000-\$34,999	16	798	3,733
\$35,000-\$49,999	173	1,695	6,794
\$50,000-\$74,999	159	2,777	10,102
\$75,000-\$99,999	259	3,083	8,914
\$100,000-\$149,999	361	3,968	10,163
\$150,000-\$199,999	113	1,768	4,049
> \$200,000	97	1,042	2,635

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,195	17,138	56,077
Occupied	1,172	16,653	54,002
Owner Occupied	1,069	14,594	40,600
Renter Occupied	103	2,059	13,402
Vacant	23	485	2,075

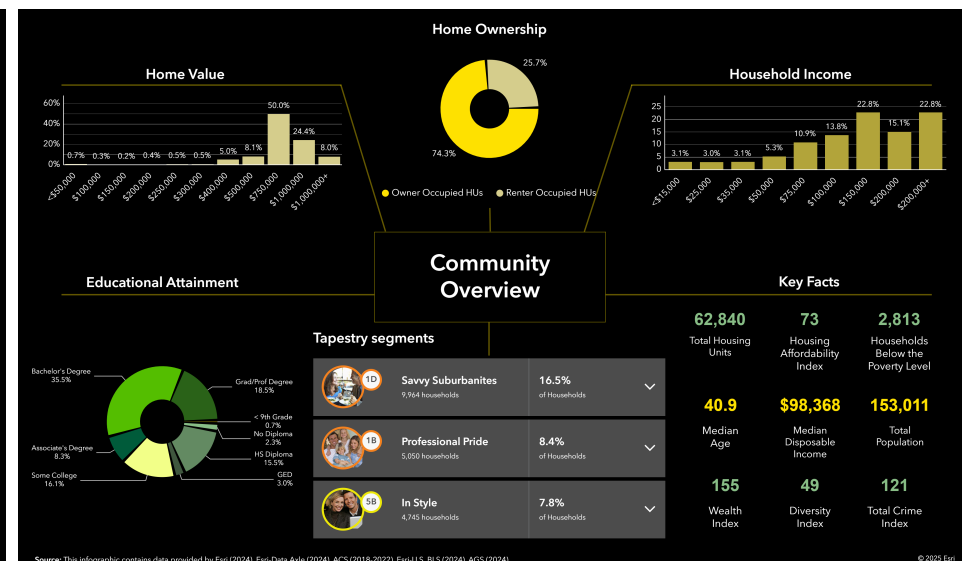
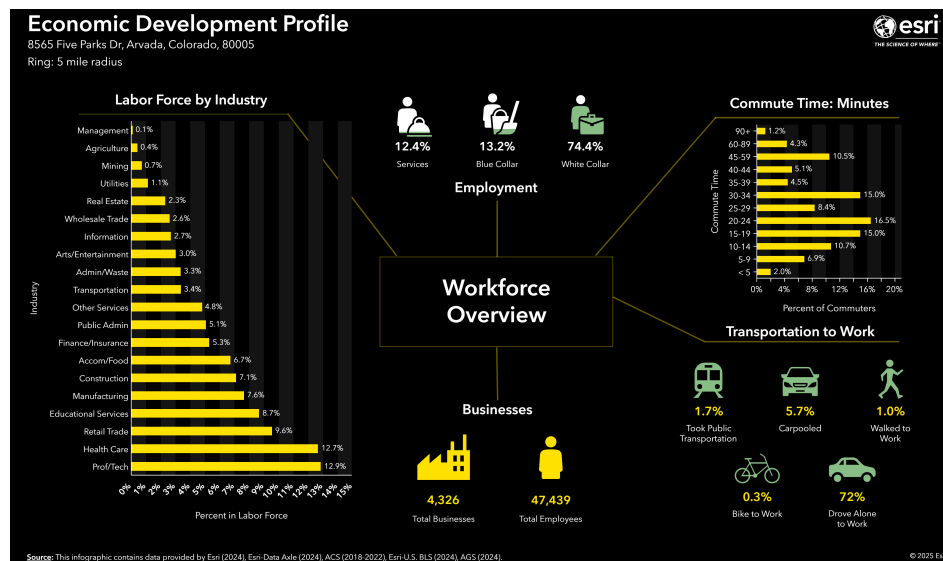
KEY FACTS & FIGURES

The Square at Five Parks
8565 Five Parks Drive | Arvada, CO 80005



Interactive Brochure

To download PDF versions of these reports with data for 1-mile, 3-mile, and 5-mile areas around The Square, please visit our interactive brochure online!




TAPESTRY PROFILE & TARGET MARKET


The Square at Five Parks
8565 Five Parks Drive | Arvada, CO 80005

1D


8565 Five Parks Dr, Arvada, Colorado, 80005
Ring: 3 mile radius



TAPESTRY
SEGMENTATION
esri.com/tapestry




Key Demographic Indicators
8565 Five Parks Dr, Arvada, Colorado, 80005
Ring: 3 mile radius



esri
THE SCIENCE OF WHERE™

DOMINANT TAPESTRY SEGMENT




5,881 households are Savvy Suburbanites
30.0% of households are in this segment

Savvy Suburbanites: Affluent Estates LifeMode


Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise...

Learn more...


ABOUT THIS SEGMENT




Residents prefer late model, family-oriented vehicles - SUVs, minivans, and station wagons.




Informed shoppers that do their research prior to purchasing and focus on quality.



Financially active, using a number of resources for informed investing. Many carry second mortgages and home equity credit lines.



Foodies - they like to cook and prefer natural or organic products.



Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.

ABOUT THIS AREA

Household Type:
Single Family

Employment:
Prof; Mgmt

Median Age:
42.9

Median Household Income:
\$145,010

Education:
67.5% College degree (2+ years)

KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

52,785
Population

19,579
Households

2.68
Avg Size Household

198
Wealth Index

85
Housing Affordability

41
Diversity Index

\$705,648
Median Home Value

-0.09%
Forecasted Annual Growth Rate

HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).

\$2,108
Avg Mortgage

\$4,401
Avg Monthly Rent

Own
87.6%

Rent
12.4%

Housing Units

Typical Household Type: Single Family
Median Home Value: \$705,648

LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2018-2022).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	8,344	28,837	9,080	46,261
Spanish	290	797	135	1,222
Spanish & English Well	273	758	111	1,142
Spanish & English Not Well	17	27	18	62
Indo-European	96	782	235	1,113
Indo-European & English Well	96	761	231	1,088
Indo-European & English Not Well	0	14	4	18
Asian-Pacific Island	47	384	81	512
Asian-Pacific Isl & English Well	47	320	70	437
Asian-Pacific Isl & English Not Well	0	41	11	52
Other Language	0	31	23	54
Other Language & English Well	0	31	17	48
Other Language & English Not Well	0	0	6	6

POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.

1,867

0 200 400 600 800 1,000 1,200 1,400 1,600 1,800 2,000

Dots show comparison to Colorado

TARGET MARKET SUMMARY

8565 Five Parks Dr, Arvada, Colorado, 80005
Ring: 3 mile radius

Key Facts

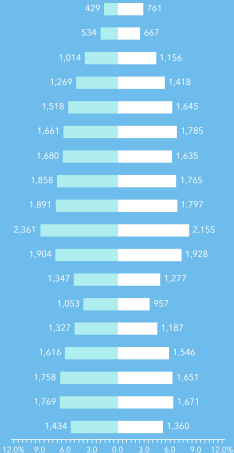
52,785
Population

42.9
Median Age

2.7
Average Household Size


\$145,010
Median Household Income

Age Pyramid




The largest group: 2024 Males Age 40-44
The smallest group: 2024 Males Age 90+


Annual Lifestyle Spending




\$5,292
Travel




\$105
Movies/Museums/ Parks




\$14
Online Games



\$140
Theatre/Operas/Concerts




\$142
Sports Events




\$233
Audio


Tapestry segments



1D Savvy Suburbanites
5,881 households
30.0% of Households



1B Professional Pride
3,254 households
16.6% of Households



6A Green Acres
1,923 households
9.8% of Households

SHOPPING AND SPENDING

8565 Five Parks Dr, Arvada, Colorado, 80005
Ring: 3 mile radius

Shopping

130
2024 Spent \$800+ Mail/Phone/Internet Orders/6 Mo: Index
Which is more than 80% of all ZIP Codes

111
2024 Received Gift/Prepaid Card/6 Mo: Index
Which is more than 80% of all ZIP Codes

58
2024 Shopped at Dollar General Store/3 Mo: Index
Which is less than 80% of all ZIP Codes


55
2024 Used Coupons for Tobacco/12 Mo: Index
Which is less than 80% of all ZIP Codes

Disposable Income for this Area

\$128,845 ↑

Average Disposable Income is \$35,109 higher than Colorado, which has a value of \$93,736

Click a Spending Fact to Get More Details



Payroll Deductions-Govt
Misc Personal Svc
Male Personal Care
Winter Sports
Rental Party
Personal Services
Purchase Price
Girls' Apparel
Girls' Dresses Suits
Day Care Nursery
Boys' Sleepwear
Lamps Lighting
Original Mortgage
Non-Apparel Laundry
Personal Care Svcs
Tuition-0th Schools
Installation TVs
Office Furniture
Girls' Costumes
School Lunches
Child Care
Female Personal Care
Infant Equipment
Girls' Hosiery
Tickets Movies
0th School Supplies

An Interesting Facts infographic reveals information about your site that makes it distinctive compared to other areas using statistical comparisons. [Learn more...](#)

Source: This infographic contains data provided by Esri (2024).

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REAL ESTATE

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