

7711 GRANDVIEW AVE.

7711 Grandview Ave. | Arvada, CO

OFFERING MEMORANDUM



7711 Grandview Ave.

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01 **Executive Summary**
Investment Summary

OFFERING SUMMARY

ADDRESS	7711 Grandview Ave. Arvada CO 80002
COUNTY	Jefferson
MARKET	Denver Metro
SUBMARKET	NW Denver
BUILDING SF	2,670 SF
LAND SF	13,151 SF
YEAR BUILT	1955

FINANCIAL SUMMARY

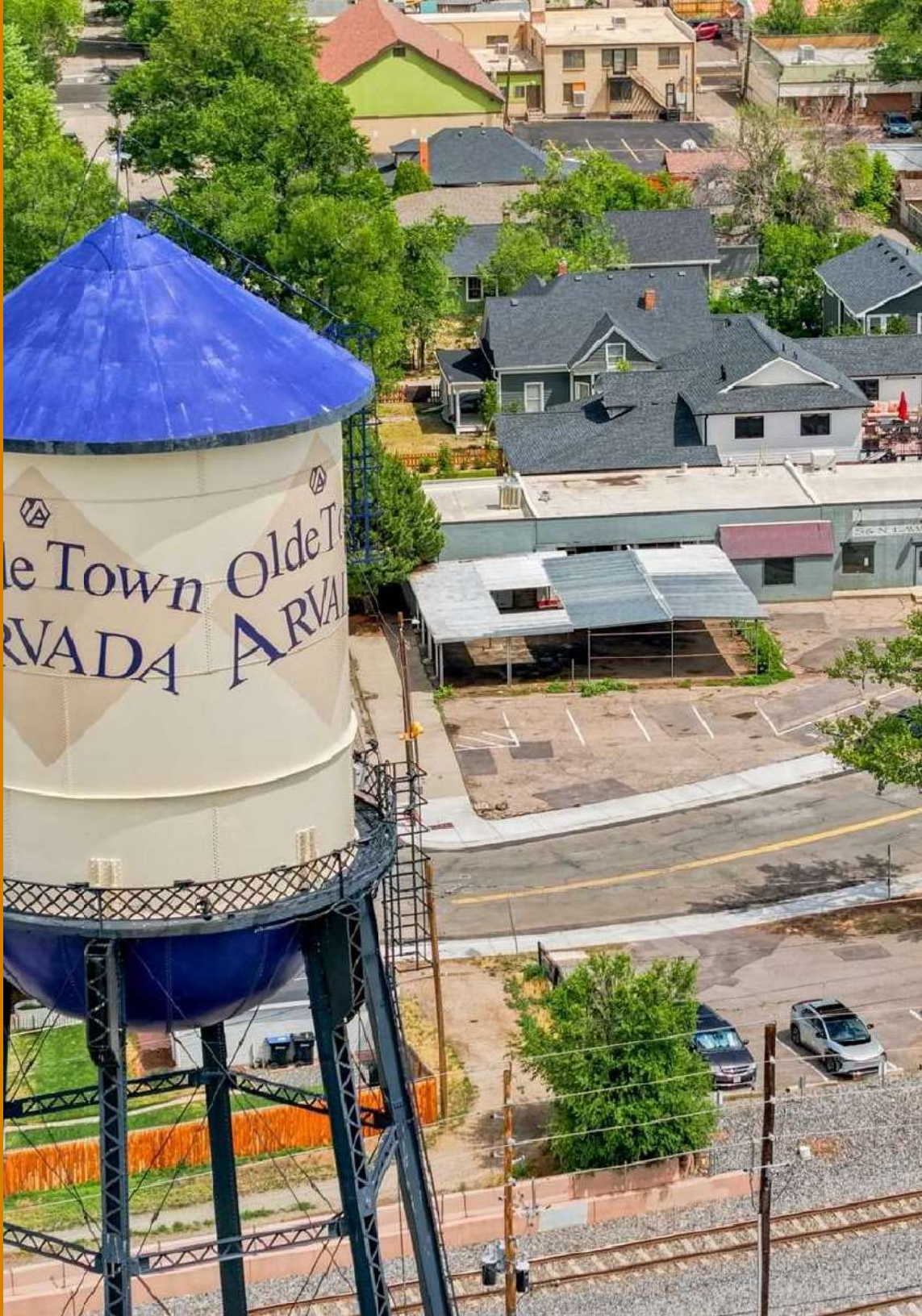
PRICE	\$1,495,000
PRICE PSF	\$559.93

7711 Grandview Ave Arvada, CO 80002

- 7711 Grandview Avenue presents a rare opportunity to acquire a freestanding commercial asset situated on a highly visible 0.30-acre corner lot in Arvada. The property features a 2,670-square-foot building complemented by a 1,786-square-foot covered carport, providing flexibility for a variety of owner-user or investment opportunities. Zoned OT-OW (Olde Town–Olde Wadsworth), the site supports a wide range of commercial and mixed-use uses, creating both immediate functionality and long-term redevelopment potential. With its desirable zoning, corner-lot exposure, and adaptable improvements, the property offers investors an opportunity in the Denver Metro's Northwest/Arvada submarket.
- **Freestanding Commercial Asset:** 2,670 SF building situated on a 0.30-acre corner lot.
- **Additional Covered Improvements:** Includes a 1,786 SF covered carport, providing added functionality for parking, storage, or operational use.

- **Flexible OT-OW Zoning:** Olde Town–Olde Wadsworth zoning allows for a wide range of commercial, mixed-use, retail, office, restaurant, and service-oriented uses.
- **Corner Lot Exposure:** Prominent corner location offers excellent visibility, accessibility, and redevelopment potential.
- **Investment & Owner-User Opportunity:** Ideal for investors or owner-users seeking a well-located asset with immediate usability and long-term upside in the Denver Metro's Northwest/Arvada submarket.





02

Location

Location Summary

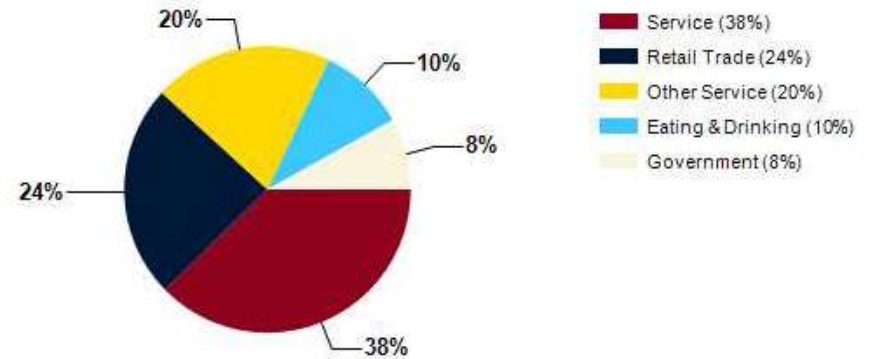
Local Business Map

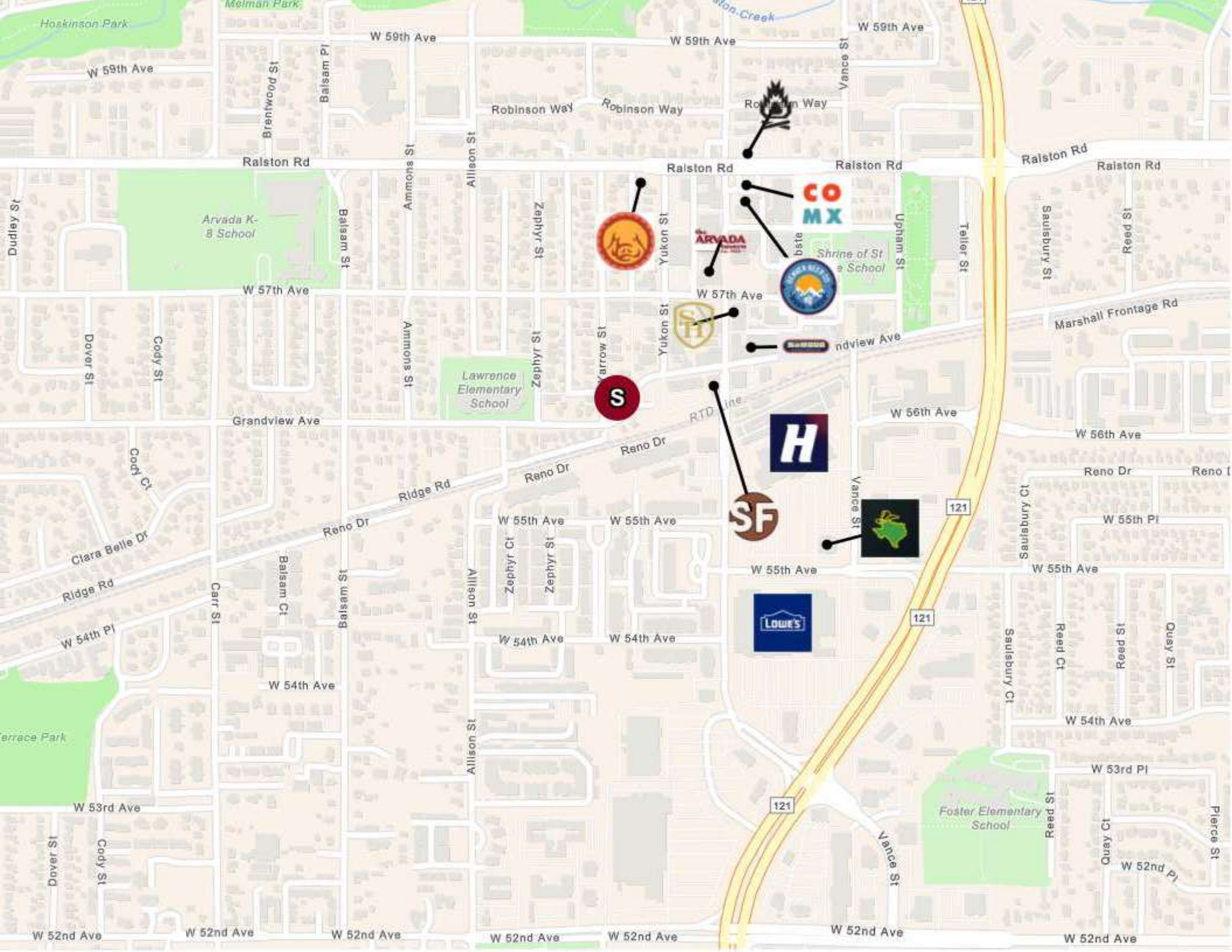
Aerial View Map

7711 Grandview Ave. Arvada, CO 80002

- Located in the heart of Olde Town Arvada, 7711 Grandview Avenue benefits from a vibrant, walkable environment known for its thriving mix of local restaurants, retailers, entertainment, and community events. The property is just steps from the Olde Town Arvada RTD G Line Station, providing convenient commuter rail access to Downtown Denver and Denver International Airport. Positioned within the Denver Metro's Northwest/Arvada submarket, the area continues to experience strong residential and commercial investment, supporting long-term growth and demand. Its proximity to major transportation corridors, established neighborhoods, and a dynamic downtown district makes this an exceptional location for both businesses and investors.
- **Prime Olde Town Arvada Location:** Situated in the heart of one of the Denver Metro's most vibrant and walkable downtown districts.
- **Transit-Oriented Access:** Just steps from the Olde Town Arvada RTD G Line Station, providing direct rail service to Downtown Denver and Denver International Airport.
- **Walkable Amenities:** Surrounded by an established mix of restaurants, breweries, retail shops, entertainment venues, and community gathering spaces.
- **Strong Market Fundamentals:** Located within the Denver Metro's Northwest/Arvada submarket, an area experiencing continued residential growth, commercial investment, and redevelopment.
- **Excellent Connectivity:** Convenient access to major thoroughfares including Wadsworth Boulevard, I-70, and State Highway 58, allowing efficient travel throughout the Denver metropolitan area.

Major Industries by Employee Count





Hoskinson Park

Melman Park

W 59th Ave

W 59th Ave

W 59th Ave

W 59th Ave

Ralston Rd

Robinson Way

Robinson Way

Robinson Way

Ralston Rd

Ralston Rd

Ralston Rd

Ralston Rd

Arvada K-8 School



Shrine of St. Anne School

W 57th Ave

W 57th Ave

Grandview Ave

Marshall Frontage Rd

Grandview Ave



RTD Line



W 56th Ave

W 56th Ave

Reno Dr



121

Reno Dr

W 55th Pl

Clara Belle Dr

Reno Dr

Reno Dr

W 55th Ave

W 55th Ave

W 55th Ave

Ridge Rd

Ridge Rd

W 55th Ave

W 55th Ave



121

Sausbury Ct

Reed Ct

Reed Ct

Quoy St

W 54th Pl

W 54th Ave

W 54th Ave

W 54th Ave

W 54th Ave

Terrace Park

W 53rd Ave

W 53rd Ave

W 53rd Ave

W 53rd Ave

W 53rd Ave

W 53rd Pl



Foster Elementary School

Reed St

W 52nd Pl

W 52nd Ave

W 52nd Ave

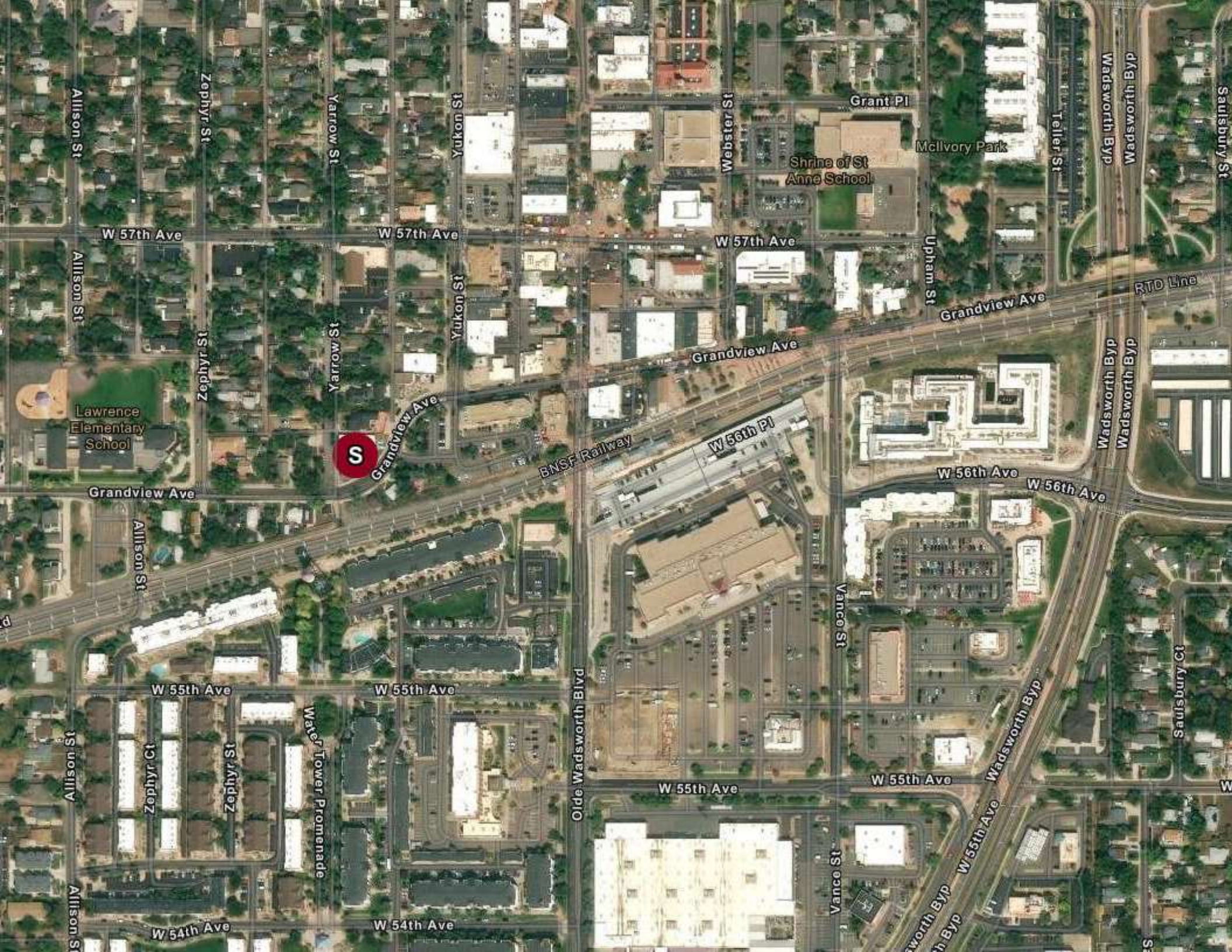
W 52nd Ave

W 52nd Ave

W 52nd Ave

W 52nd Ave

W 52nd Ave



S

Allison St

Zephyr St

Yarrow St

Yukon St

Webster St

Grant Pl

McIlvory Park

Shrine of St Anne School

Teller St

Wadsworth Byp
Wadsworth Byp

Saulsbury St

W 57th Ave

W 57th Ave

W 57th Ave

Uphan St

RTD Line

Grandview Ave

Allison St

Zephyr St

Yarrow St

Yukon St

Grandview Ave

Lawrence Elementary School

Grandview Ave

BNSF Railway

W 56th Pl



Wadsworth Byp
Wadsworth Byp

W 56th Ave

W 56th Ave

Grandview Ave

Allison St

Vance St

W 55th Ave

W 55th Ave

W 56th Ave

Olde Wadsworth Blvd

W 55th Ave

W 55th Ave

Wadsworth Byp

Saulsbury Ct

Allison St

Zephyr Ct

Zephyr St

Water Tower Promenade

W 54th Ave

W 54th Ave

Vance St

W 55th Ave

W 55th Ave

S



03

Property Description

Property Features

Property Images

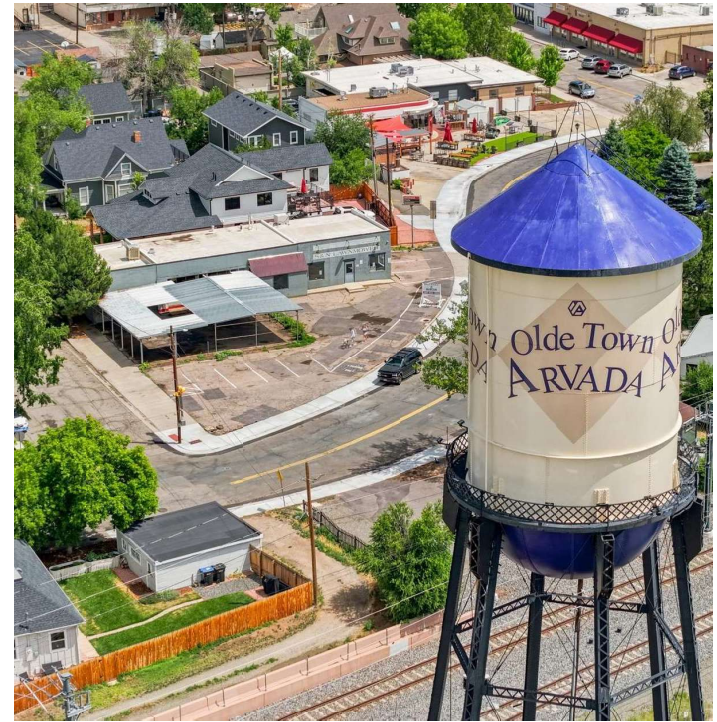
7711 GRANDVIEW AVE.

PROPERTY FEATURES

BUILDING SF	2,670
LAND SF	13,151
YEAR BUILT	1955
LAND ACRES	0.30
#OF PARCELS	1
ZONING TYPE	OT-OW (Olde Town Olde Wadsworth)
BUILDING CLASS	C
NUMBER OF PARKING SPACES	7
STREET FRONTAGE	Grandview Ave.
CORNER LOCATION	Yes
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2

NEIGHBORING PROPERTIES

NORTH	Residential
SOUTH	Retail
EAST	Residential
WEST	Retail







04 Company Profile

Company Bio



Marcum Commercial Advisors — Company Bio

Marcum Commercial Advisors is a Denver-based commercial real estate brokerage specializing in the sale and leasing of office, industrial, retail, and flex properties throughout the Denver Metro region. The firm is built on a client-first philosophy, combining market expertise, data-driven insights, and hands-on service to deliver strategic real estate solutions for owners, investors, and tenants.

With a deep understanding of local submarkets and emerging trends, Marcum Commercial Advisors provides comprehensive advisory services including landlord and tenant representation, property marketing, investment sales, site selection, and portfolio strategy. The team is known for its responsiveness, creative problem-solving, and commitment to maximizing value for every client—whether navigating a single transaction or managing long-term real estate objectives.

Marcum Commercial Advisors continues to grow its footprint across the Front Range through strong relationships, diligent research, and results-driven execution, making the firm a trusted partner for commercial real estate decisions in Denver and beyond.

Scott Marcum
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The information contained herein is not a substitute for a thorough due diligence investigation. Marcum Commercial Advisors has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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