

6575 Sheridan Blvd

Arvada, CO 80003

AVAILABLE FOR SALE OR GROUND LEASE



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LEGEND

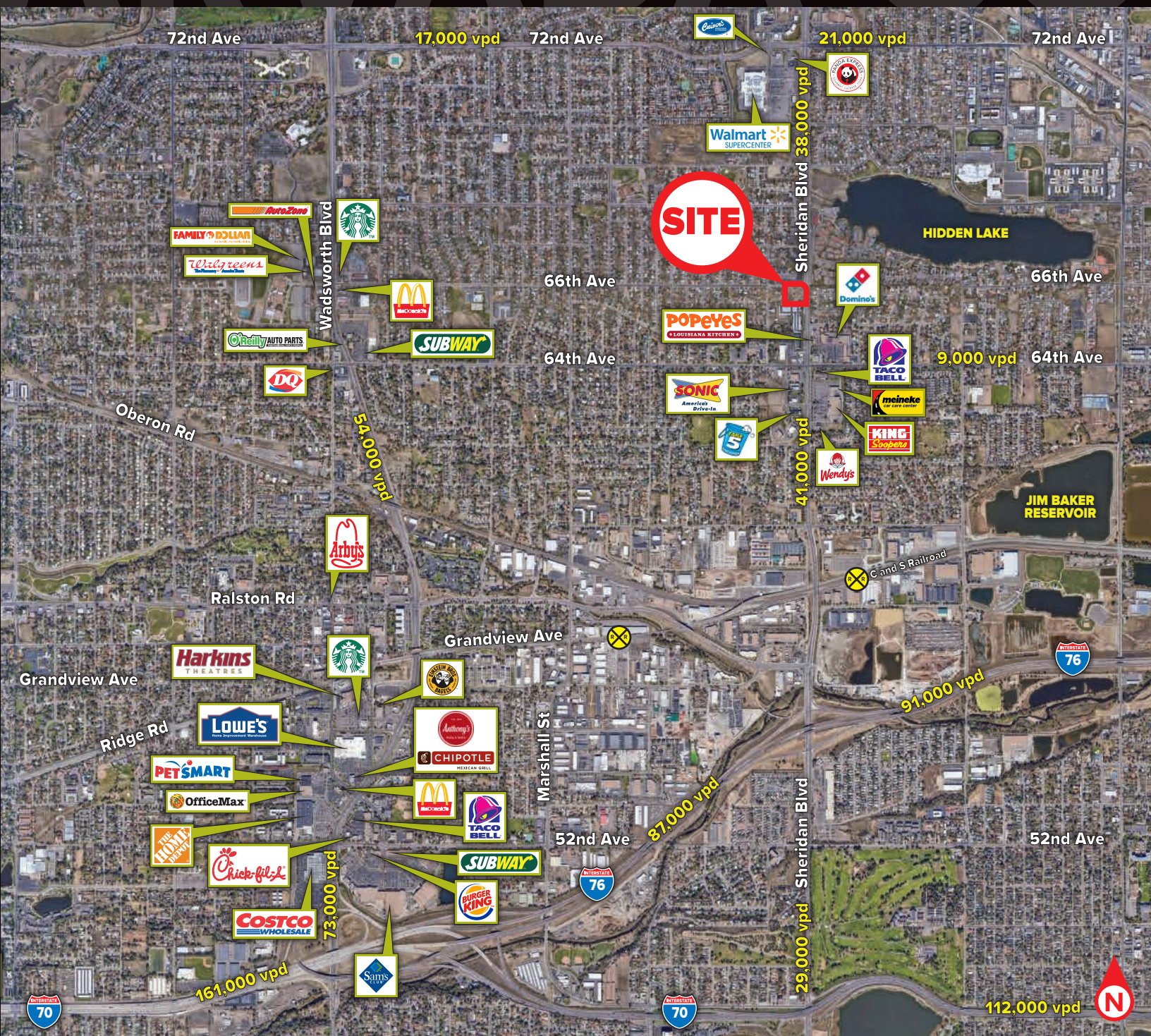
PARTNERS ■■■■

2000 S. Colorado Blvd. | Colorado Center
Annex 320 | Denver, CO 80222
720.529.2999 | www.LegendLLP.com



HIGHLIGHTS

- 1.58 ACRES AVAILABLE FOR SALE OR GROUND LEASE
- UNOBSTRUCTED SITE LINES TO SHERIDAN BLVD
- COMMERCIAL ZONING
- CURB CUT ALREADY IN PLACE OFF SHERIDAN BLVD
- NEARBY SEVERAL NOTABLE RETAILERS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 EST. POPULATION	13,485	132,220	376,782
2031 PROJECTED POPULATION	16,047	135,791	389,708
2026 EST. DAYTIME POPULATION	13,485	113,220	342,520
2026 EST. AVG HH INCOME	\$120,111	\$123,811	\$136,283
2026 EST. HOUSEHOLDS	6,069	53,334	159,774
2026 EST. BUSINESSES	457	4,601	13,687

TRAFFIC

SHERIDAN BLVD
38,000 VEHICLES PER DAY

64TH AVE
9,000 VEHICLES PER DAY