

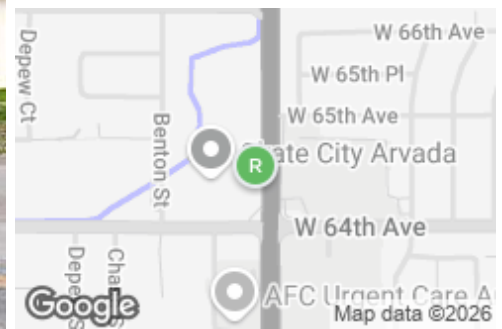
Free Standing Retail Building in Arvada

Retail: Freestanding For Sale

Prepared on May 03, 2026

1 of 1 Listings

6415 Sheridan Blvd, Arvada, CO, 80003



Listing Details | Retail For Sale

Total Available Space	Unknown
Asking Price	\$800,000
Listing Price Per SF	-
Cap Rate (Actual)	-
Possession	Dod & Funding of Sale
Signage	On Building
Show Instructions	Call broker
Vacant	No

Available Date	Now
Days On Market	5 days
Date Listed	4/28/2026
Last Modified	-
Listing ID	69f6b0c4521f1c472e3b952c
Owner Occupied	Yes
Parking Spaces	-

Description

Opportunity to or acquire a standalone retail building in Arvada, Colorado. Currently configured as a Retail Liquor store. This property offers over 1,200 feet of retail space with paved parking just off of 64th and Kipling. Adjacent to Suburban Studios, a 116 key hotel offering short to mid-term stays, new ownership will be able to capitalize on a constant inflow of new tenants and customers. Seller is willing to include the FF&E equipment and the liquor license in the sale of the property allowing the next owner to capitalize on an already successful business. Perfect for an end user. FF&E includes Newer Merchandise Shelves, 14 Reach-In Coolers, POS System, Security System Hardware, Liquor & Tobacco inventory will be negotiated and sold separately (Approx. \$120K on hand). Looking for a prime location to launch your next big business idea? Zoning is Mixed Use-Urban (MX-U) zoning which allows for a variety of uses. This this is an ideal location for many Retail business or Professional Offices with great exposure and high traffic counts. Frontage is 69 feet along Sheridan Blvd. Stylish design with plenty of curb appeal. Built in 1963 using the Mid-Century Modern style of architecture. Features a lighted Cabinet Sign on the front of the building, Makes it easy for customers to find you. Call Today

Property Features

Location Details

Address	6415 Sheridan Blvd, Arvada, CO, 80003
Zoning	MX-U
Submarket	CO - Denver Northwest

County	Jefferson
Parcels	39-014-17-037
Name	Smooth Liquors

Building Details

Sub Type	Freestanding
Building Status	Existing
Building Size	1,225 SF
Land Size	0.2 Acres / 8,712 SF
Number of Buildings	1
Property Rent	\$17.49/SF (Average)
Number of Floors	1

Year Built	1963
Primary Constr. Type	Framed
Occupancy Type	Single Tenant
Parking Spaces	-
Parking Ratio	-
Heated	Yes
Owner Occupied	Yes

Property Listings

1 Listing | --- | \$800,000

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Sale	-	Liquor Store	-	-	\$800,000	Now

Additional Photos









Contact



Rumaldo Ulibarri
 303-909-3449
 r.ulibarri@kw.com



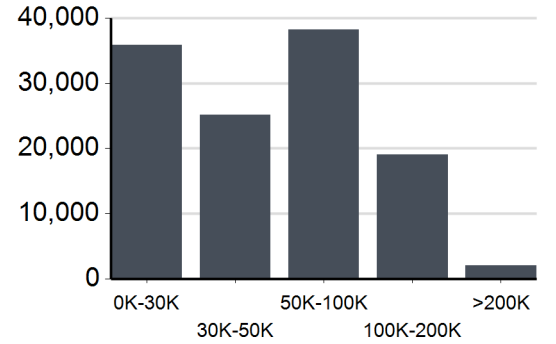
KW - Preferred Realty | Westminster

Location Facts & Demographics

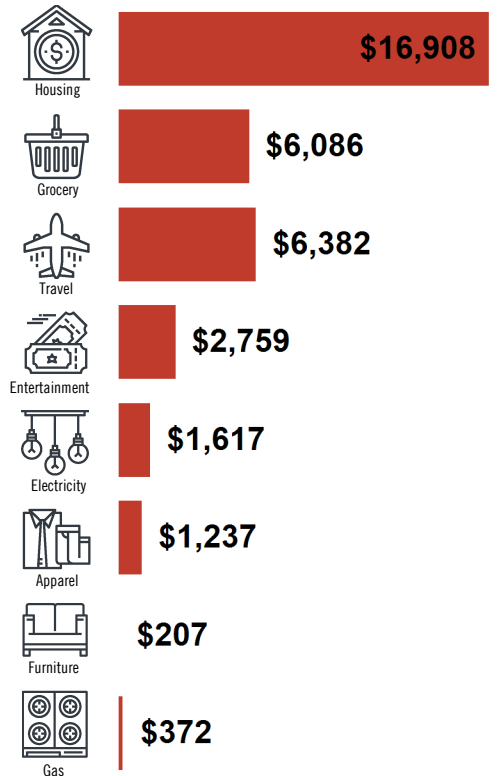
Demographics are determined by a 10 minute drive from 6415 Sheridan Blvd, Arvada, CO 80003

MOODY'S

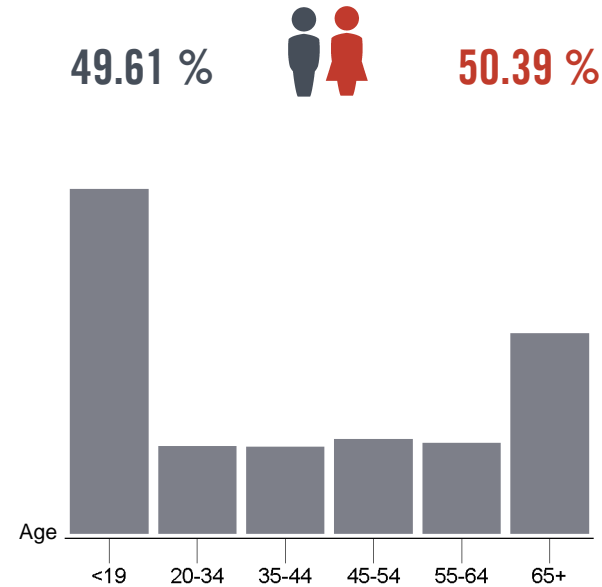
INCOME BY HOUSEHOLD



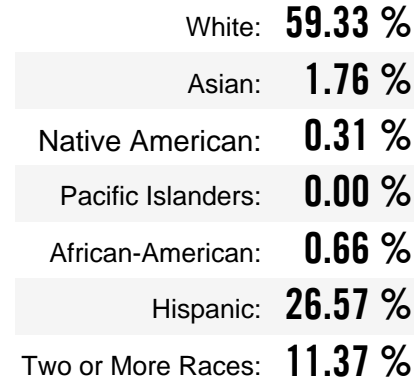
HH SPENDING



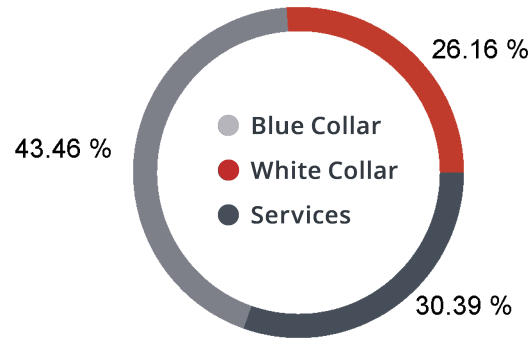
GENDER & AGE



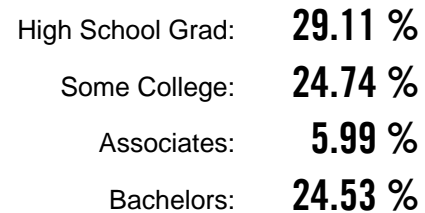
RACE & ETHNICITY



EMPLOYMENT



EDUCATION



CITY, STATE

Arvada, CO

POPULATION

284,678

AVG. HHSIZE

2.45

MEDIAN HH INCOME

\$53,282

HOME OWNERSHIP

Renters: 46,935

Owners: 69,750

