

5725 YUKON ST. ARVADA, CO 80002

5725 Yukon St. | Arvada, CO
OFFERING MEMORANDUM

Ralston Rd.

Yukon St.



5725 Yukon St. Arvada, CO 80002

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Aerial View Map

03 Property Description

Property Features

Floor Plan

04 Company Profile

Company Bio

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<https://marcumcommercial.com/>

01 **Executive Summary**
Investment Summary

OFFERING SUMMARY

ADDRESS	5725 Yukon St. Arvada CO 80002
COUNTY	Jefferson
MARKET	Denver Metro
SUBMARKET	NW Denver
PRICE	\$599,000
BUILDING SF	1,479 SF
PRICE PSF	\$405.00
LAND SF	6,250 SF
LAND ACRES	0.14
YEAR BUILT	1949
PROPERTY TAXES (2025)	\$12,991.56
ZONING TYPE	OT-RN (Arvada)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	16,085	125,404	349,251
2026 Median HH Income	\$83,044	\$94,082	\$100,656
2026 Average HH Income	\$100,875	\$118,869	\$132,795

Sales Summary

- 5725 Yukon Street presents a rare value-add opportunity just one block from Olde Town Arvada, one of the area's most desirable retail and dining districts. Formerly a restaurant, the property benefits from strong foot traffic and proximity to established local businesses, including a popular restaurant next door that drives consistent activity. The building experienced a recent electrical fire and requires renovation, creating an opportunity to reposition or redevelop in a high-demand location supported by steady growth and a mix of historic charm and modern development. Limited inventory this close to Olde Town supports strong upside potential for retail, restaurant, or mixed-use development, making this an attractive opportunity for an investor or owner-user.
- Allowed Uses By-Right:
 - Single-family detached
 - Duplex
 - Multiplex small multi-family
 - Boarding lodging rooming house
 - General or professional office
 - Day care adult or child
 - Medical office
 - Public lands, parks, schools, or government buildings
 - Private schools K-12 and higher education
- Limited Uses Subject to Additional Standards:
 - Live-work units
 - Restaurant sit-down
 - Fast food restaurant
 - Bar, tavern, or nightclub
 - Brew pub, distillery, winery
 - Bed and breakfast
 - Outdoor recreation uses
 - Retail sales and services Type 1
 - Art studio makerspace
 - Place of assembly event space
 - Minor utilities wireless facilities

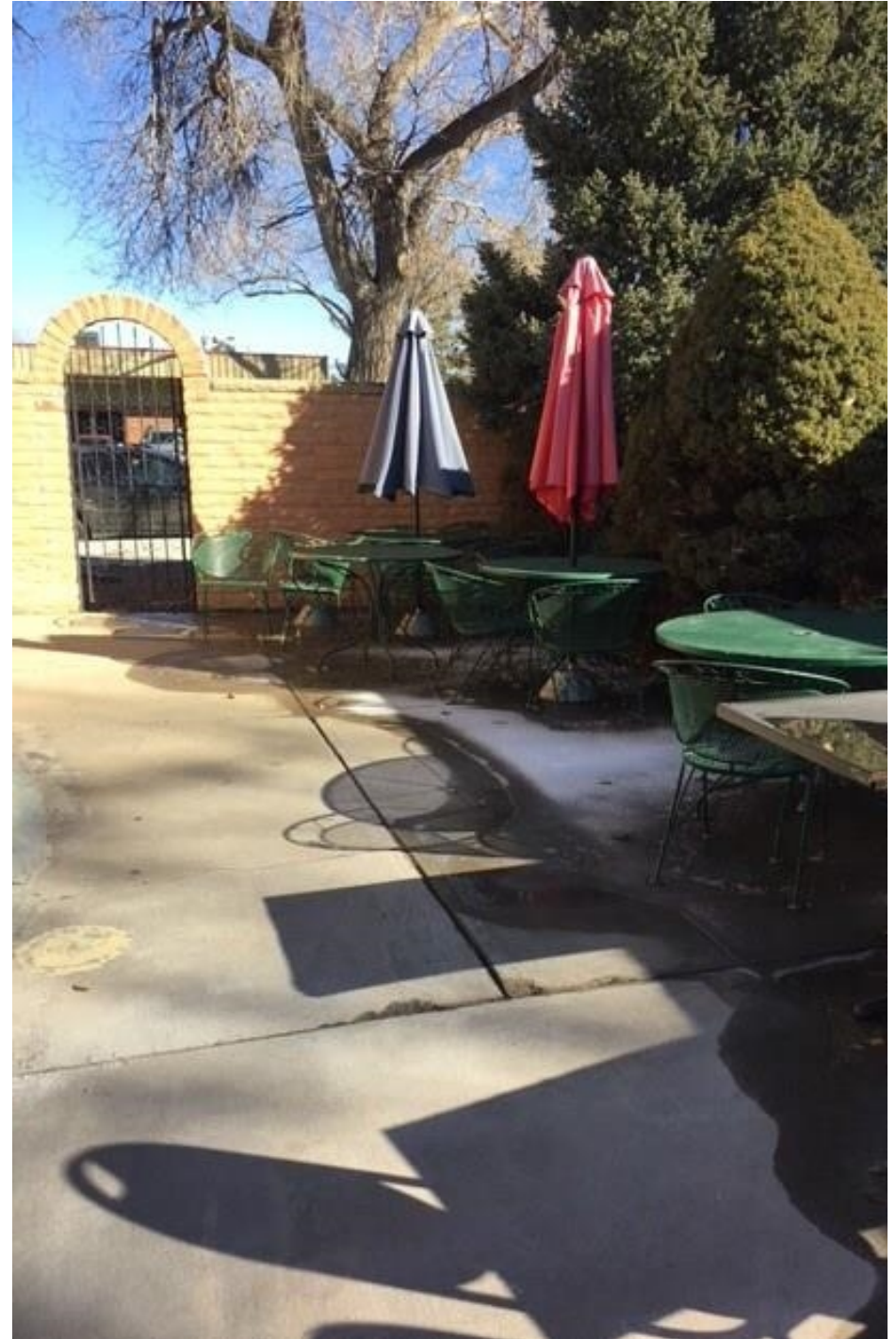
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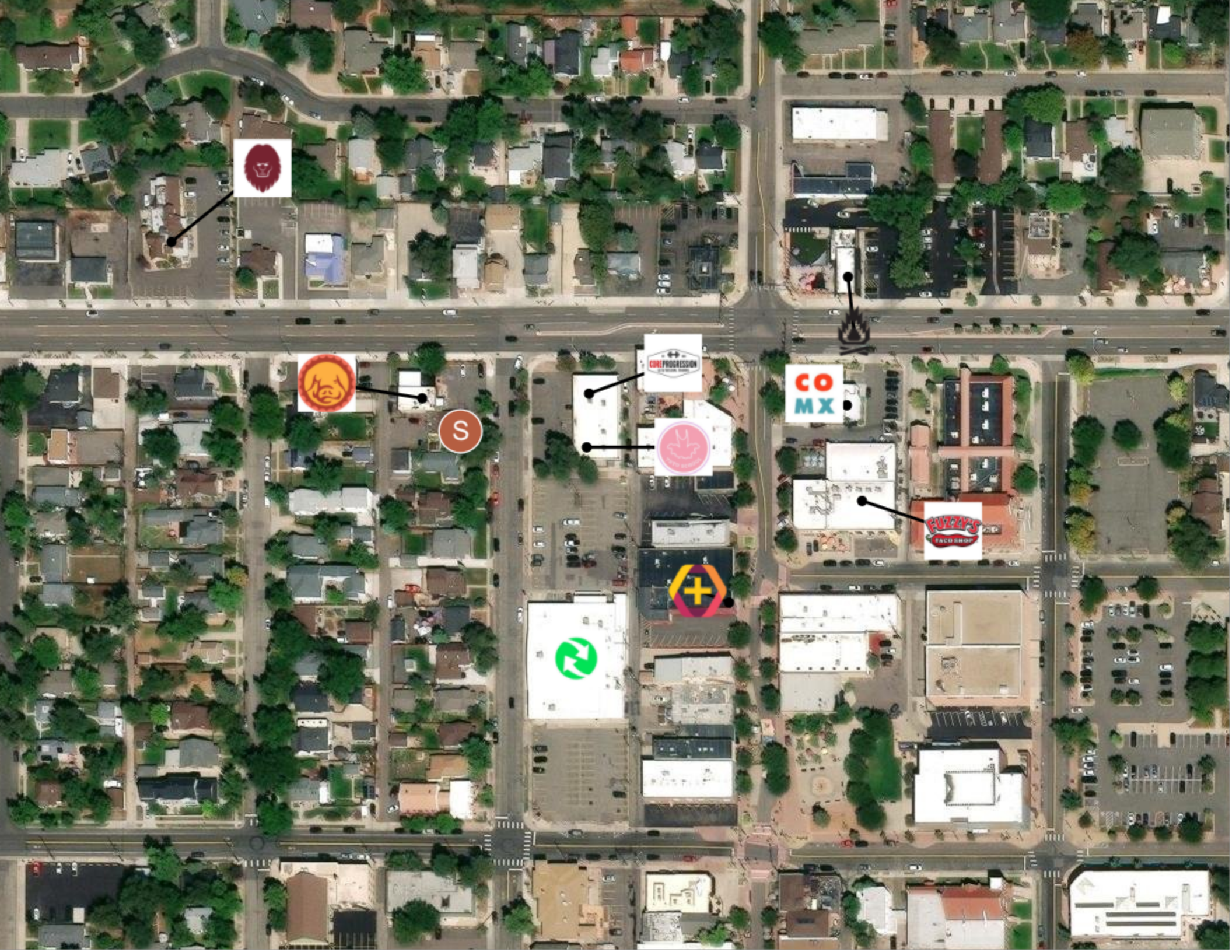
Location

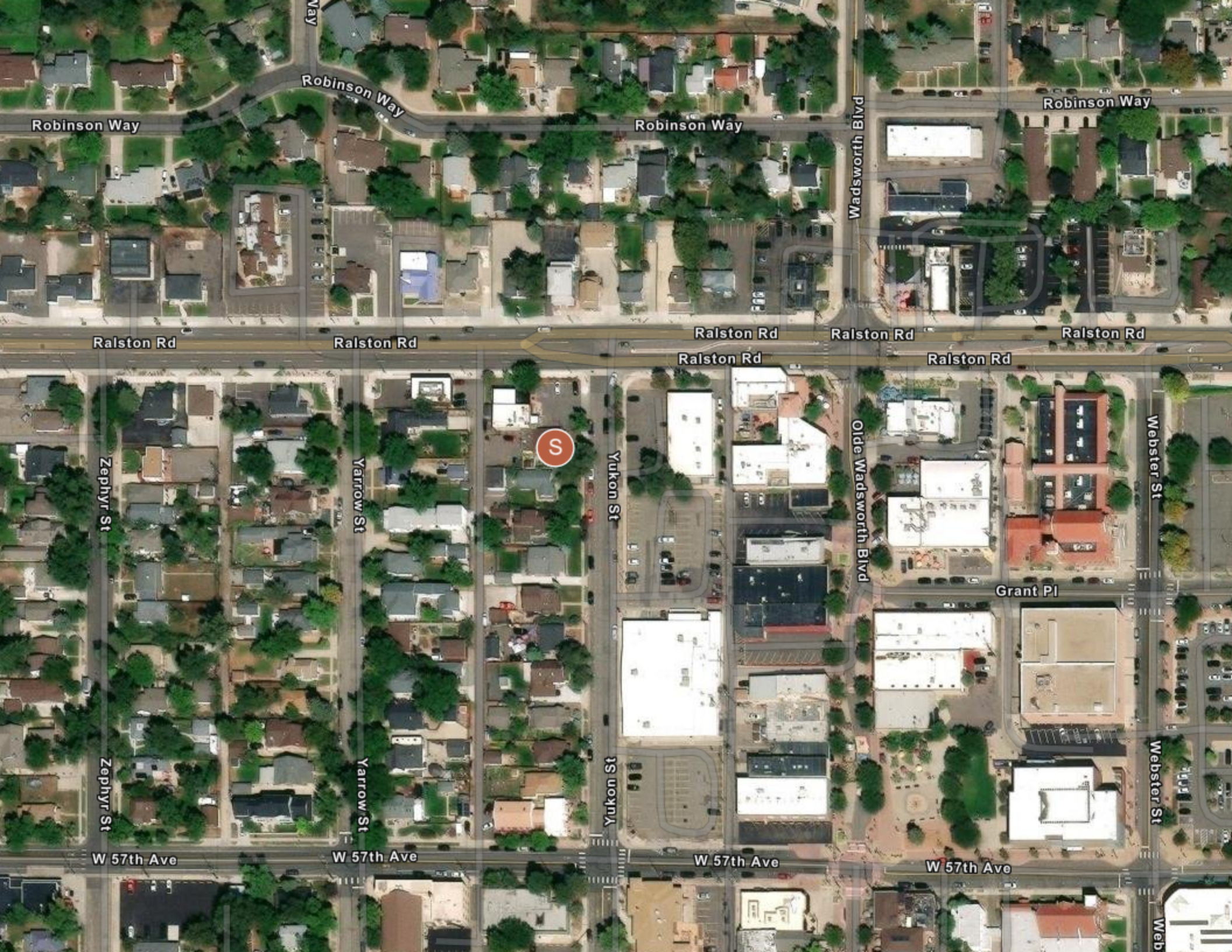
- Location Summary
- Local Business Map
- Aerial View Map

5725 Yukon St.

- Is positioned just one block from Olde Town Arvada, a highly sought-after destination known for its walkable streets, local boutiques, and strong lineup of restaurants and breweries. The property benefits from consistent pedestrian traffic and a lively neighborhood atmosphere that attracts both residents and visitors year-round. Its close proximity to major commuter routes and the nearby RTD G Line provides convenient access to downtown Denver and surrounding suburbs. The immediate area is supported by a dense residential base with continued growth and redevelopment activity. Nearby retailers and dining establishments create a strong commercial ecosystem that enhances visibility and accessibility. Overall, the location offers a unique blend of historic charm, modern amenities, and connectivity that is highly attractive for a variety of commercial or residential uses.
- Just one block from Olde Town Arvada, a vibrant destination with walkable streets, local boutiques, restaurants, and breweries.
- Consistent pedestrian traffic and a lively neighborhood atmosphere year-round.
- Situated within close proximity to shops, eateries, breweries, and community events in Olde Town, making it a lifestyle-oriented location.
- Good regional connectivity, light rail and bus routes in Arvada allow commuting into Downtown Denver and surrounding areas.
- Dense residential base with ongoing growth and redevelopment in the area.
- Combines historic charm, modern amenities, and excellent connectivity. Appealing for both commercial and residential uses.
- Street-facing on Yukon St, offering good exposure to local traffic while remaining part of the vibrant Olde Town Arvada neighborhood.







Robinson Way

Robinson Way

Robinson Way

Robinson Way

Ralston Rd

Ralston Rd

Ralston Rd

Ralston Rd

Ralston Rd

Ralston Rd

Ralston Rd

Zephyr St

Yarrow St

Yukon St

Olde Wadsworth Blvd

Webster St

W 57th Ave

W 57th Ave

W 57th Ave

W 57th Ave

Grant Pl

Webster St

Web

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03

Property Description

Property Features

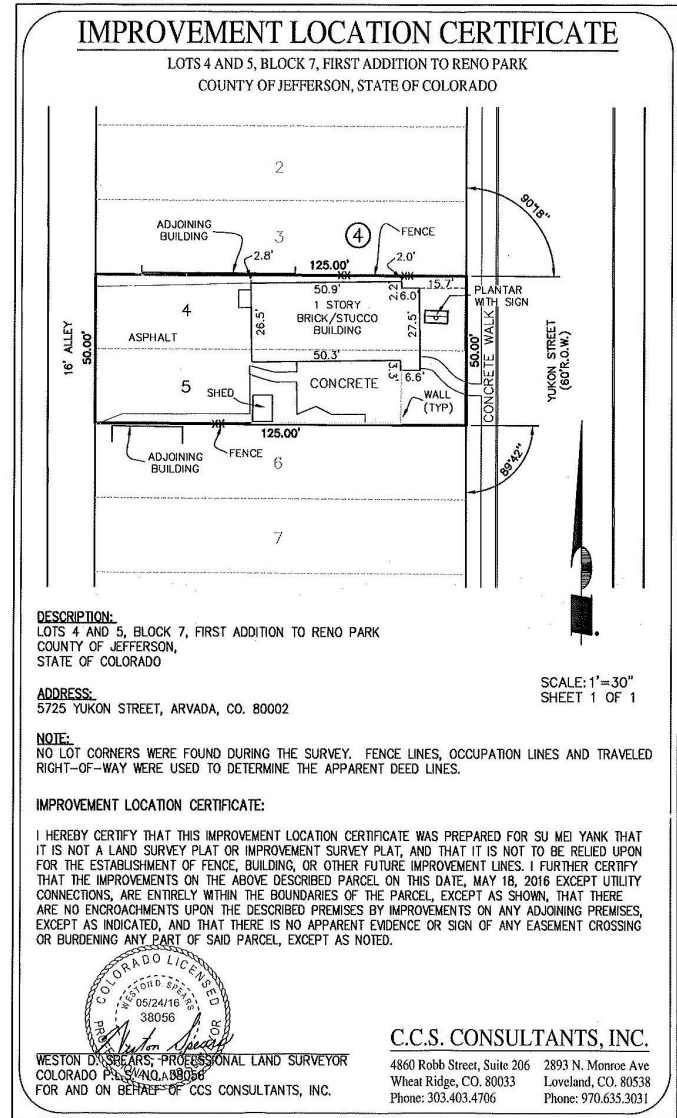
Floor Plan

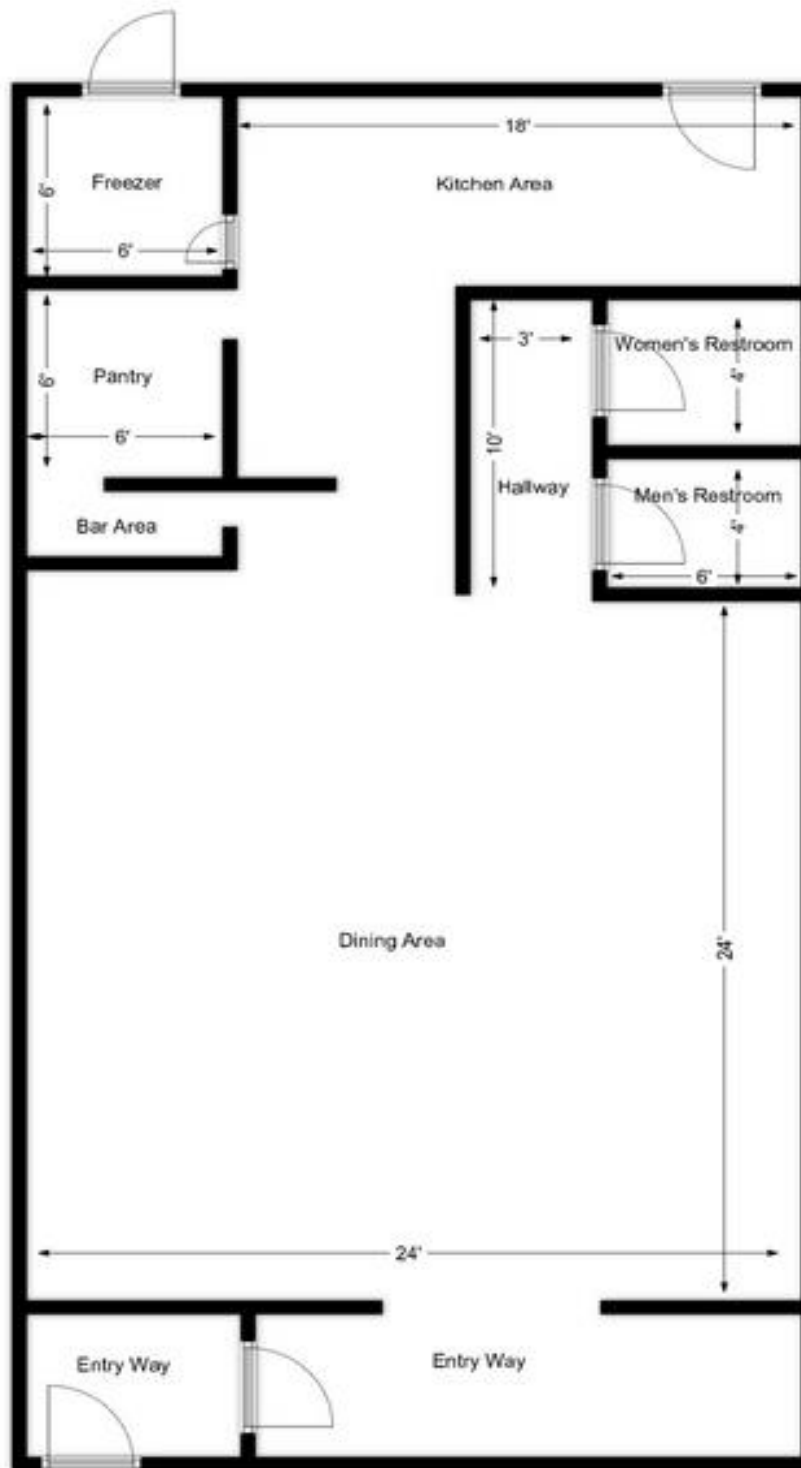
PROPERTY FEATURES

BUILDING SF	1,479
LAND SF	6,250
LAND ACRES	0.14
YEAR BUILT	1949
PROPERTY TAXES (2025)	\$12,991.56
ZONING TYPE	OT-RN (Arvada)
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	4 (off street)
STREET FRONTAGE	51' (Yukon)
PREVIOUS USE	Restaurant

NEIGHBORING PROPERTIES

NORTH	Cochino Taco
SOUTH	Residential
EAST	Retail
WEST	Residential





****All measurements are approximate and for illustrative purposes only. Buyers are advised to independently verify all dimensions****

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.

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