

# Arvada Investor Building

5400 Ward Rd., Bldg. 5, Arvada, CO 80002



**For Sale: \$1,550,000**

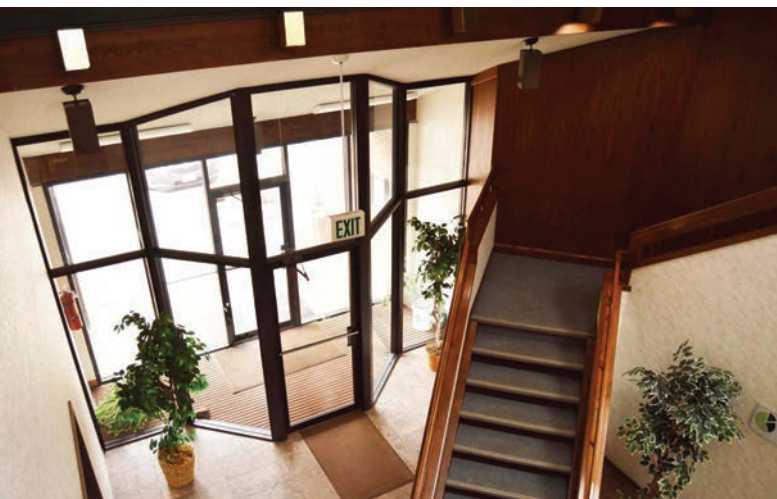
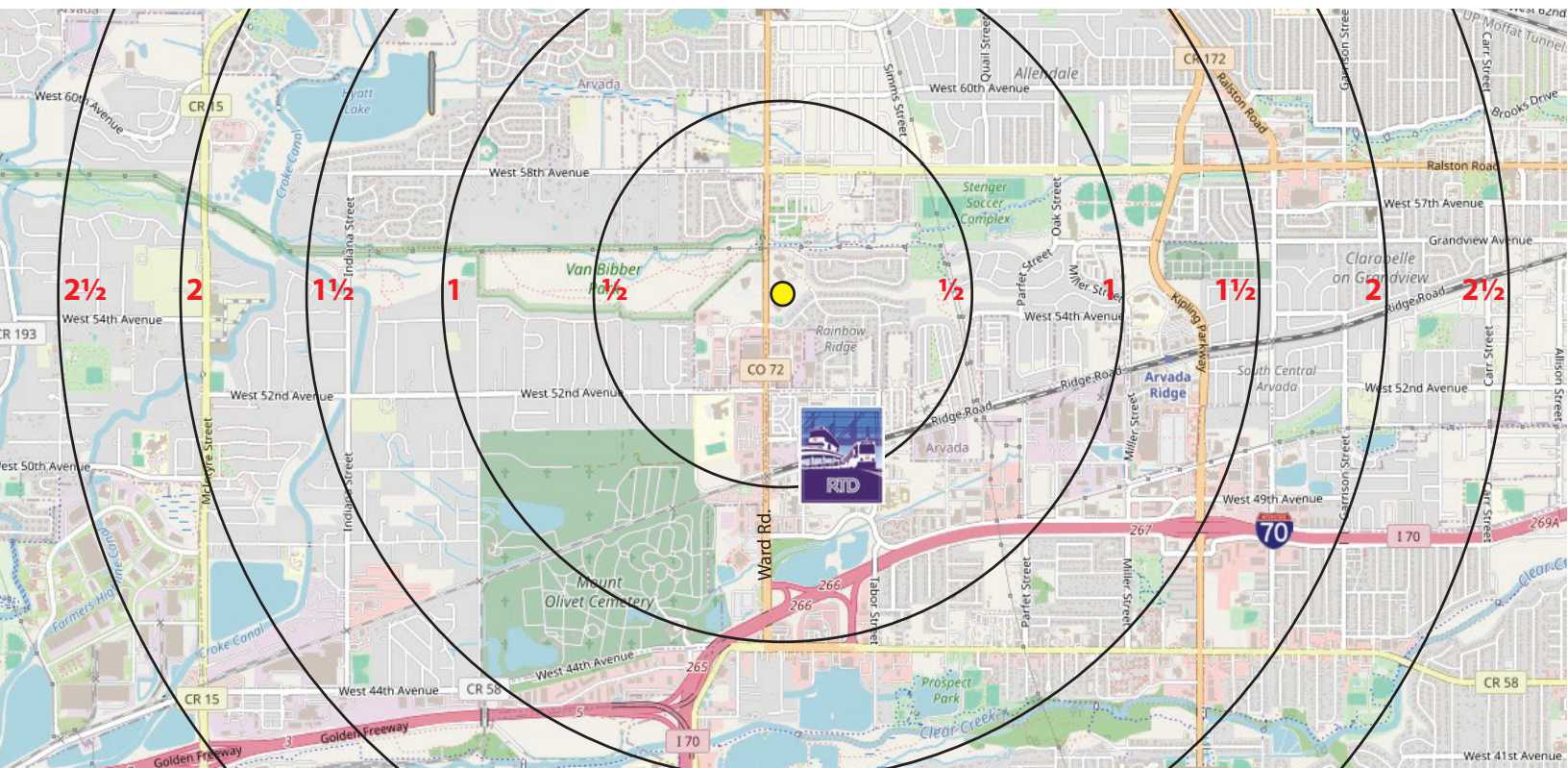
## BUILDING OVERVIEW

<b>Building SF:</b>	13,059± SF
<b>Available Space:</b>	2,487± SF
<b>Lot Size</b>	0.32± AC
<b>YOC:</b>	1985
<b>Zoning:</b>	PUD-I Arvada
<b>Parking:</b>	Ample Common
<b>Taxes:</b>	\$31,998± (2025)
<b>Sale Price:</b>	\$1,550,000
<b>Lease Rate:</b>	\$12.00/SF (Garden Level)

## FINANCIAL HIGHLIGHTS

<b>Occupancy:</b>	81%
<b>Gross Income:</b>	\$ 183,226
<b>Expenses</b>	\$ 95,526
<b>Net Operating Income:</b>	\$ 87,698
<b>Cap Rate:</b>	5.66%

The Aspen Business Park V is a very well-maintained multi-tenant office building located in Arvada, Colorado. Access is excellent from Ward Road; I-70 is only one mile south via Ward Road; and one-third of a mile to the Wheat Ridge Ward Road G-Line Light Rail Stop. The property is currently 81% leased to a mix of medical, financial and engineering tenants. Excellent investor opportunity.



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	7,497	84,588	216,429
Households	3,172	35,390	90,405
Median HH Income	\$120,275	\$104,455	\$99,869
Median Age	41.90	42.70	41.80
Traffic	39,337 vpd - Ward Rd. @ W. 52nd Ave. (2025)		

Source: CoStar 2024