

OFFERING MEMORANDUM

AVAILABLE FOR SALE OR LEASE



7509 GRANDVIEW AVENUE

Arvada, CO 80002

Sale Price: \$1,285,710

Lease Rate: \$35.00 PSF NNN

INVESTMENT ADVISORS



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PROPERTY SUMMARY



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EXECUTIVE SUMMARY

PROPERTY DETAILS

Address	7509 Grandview Ave. Arvada, CO 80002
Price	\$1,285,710 / \$35.00 PSF NNN
Building Size	2,521 SF
Lot Size	2,521 SF
Year Built	1925
HVAC	Forced Air
Zoning	OT-CV
Parking	Street Parking
2025 Property Taxes	\$18,906

PROPERTY HIGHLIGHTS

- Prime location in Olde Town Arvada
- Great accessibility
- Historical, charming character
- Well-maintained property
- Designated outdoor seating on Grandview

Situated in the heart of Olde Town Arvada, this 2,521-square-foot brick retail storefront offers a rare opportunity to own a character-rich asset in one of the Denver metro area's most dynamic commercial districts. Built in 1925, the property combines historic charm with strong long-term investment fundamentals, positioned within a vibrant and walkable entertainment corridor.

The property enjoys prime visibility and accessibility, located directly adjacent to the RTD G-Line Light Rail Station, providing seamless connectivity to downtown Denver and surrounding submarkets. Olde Town Arvada has evolved into a thriving destination featuring boutique retail, restaurants, breweries, and entertainment venues that attract consistent daily traffic and a growing residential base.

Its blend of location, character, and tenancy makes it an exceptional asset for owner users and investors alike seeking exposure to one of Jefferson County's most desirable and enduring commercial corridors.



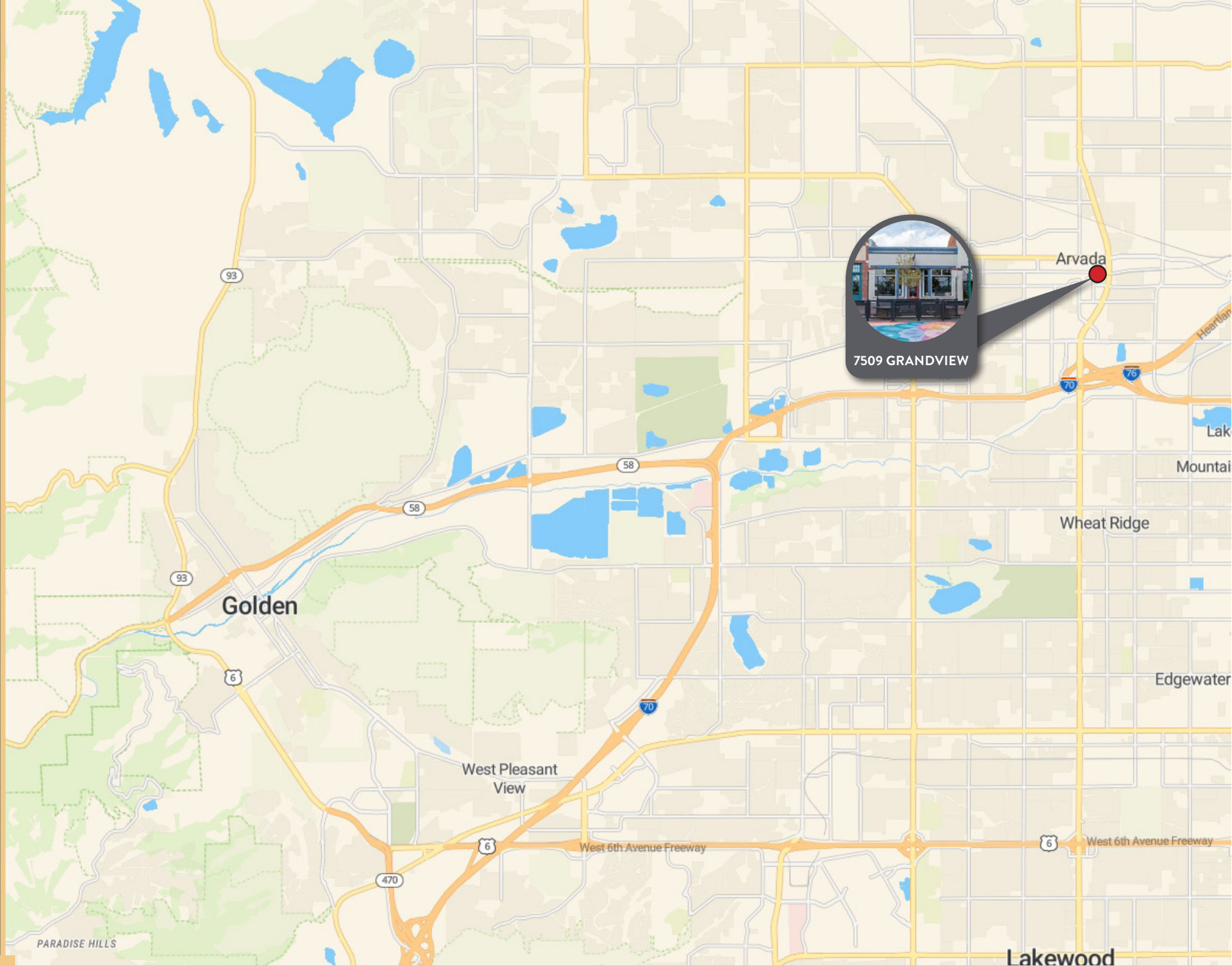




LOCATION OVERVIEW



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Arvada

Golden

West Pleasant View

Wheat Ridge

Edgewater

Lakewood

CODY PARK

PARADISE HILLS

OLDE TOWN ARVADA

SPICE TRADE
BREWING CO.

WAPOS
CANTINA

ARVADA FARMERS MARKET
SECRET LEVEL
the **ARVADA** tavern
Est. 1933

SCHOOL HOUSE
EST. 1982
kitchen & libations
NEW IMAGE
BREWING
EST. 2014

HOMEGROWN
20 TAP & DOUGH 14

Harkins
THEATRES
TEXAS
ROADHOUSE

RTD
OLDE TOWN
ARVADA STATION

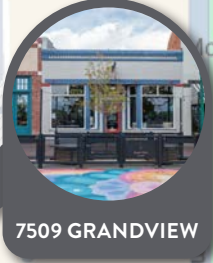
Bread **Winners**
C-A-F-E
HEAVEN
ARTISAN CREAMERY
The **Grandview**
Tavern & Grill

LOWE'S **FedEx** Office
Advance
Auto Parts

STARBUCKS COFFEE
EINSTEIN BROS BAGGELS
Snooze
BREAKFAST. BRUNCH. LUNCH.
MISSION BBQ
CAVA
COLD STONE CREAMERY
SMASH BURGER

BONFIRE BURRITOS
FISH & CHIPS
ORVILLE CO.

FUZZY'S
TACO SHOP
DENVER BEER CO.
Teocalli
COCINA



FUTURE TOWNHOME DEVELOPMENT

Allison St

Allison St

Allison St

Allison St

8



PARK PLACE OLDE TOWN
5743 TELLER ST.
BUILT 2016 / 153 UNITS

THE RUSSELL
7295 W 56TH AVE.
BUILT 2023 / 252 UNITS

WATER TOWER FLATS
5515 OLDE WADSWORTH BLVD.
BUILT 2007 / 96 UNITS

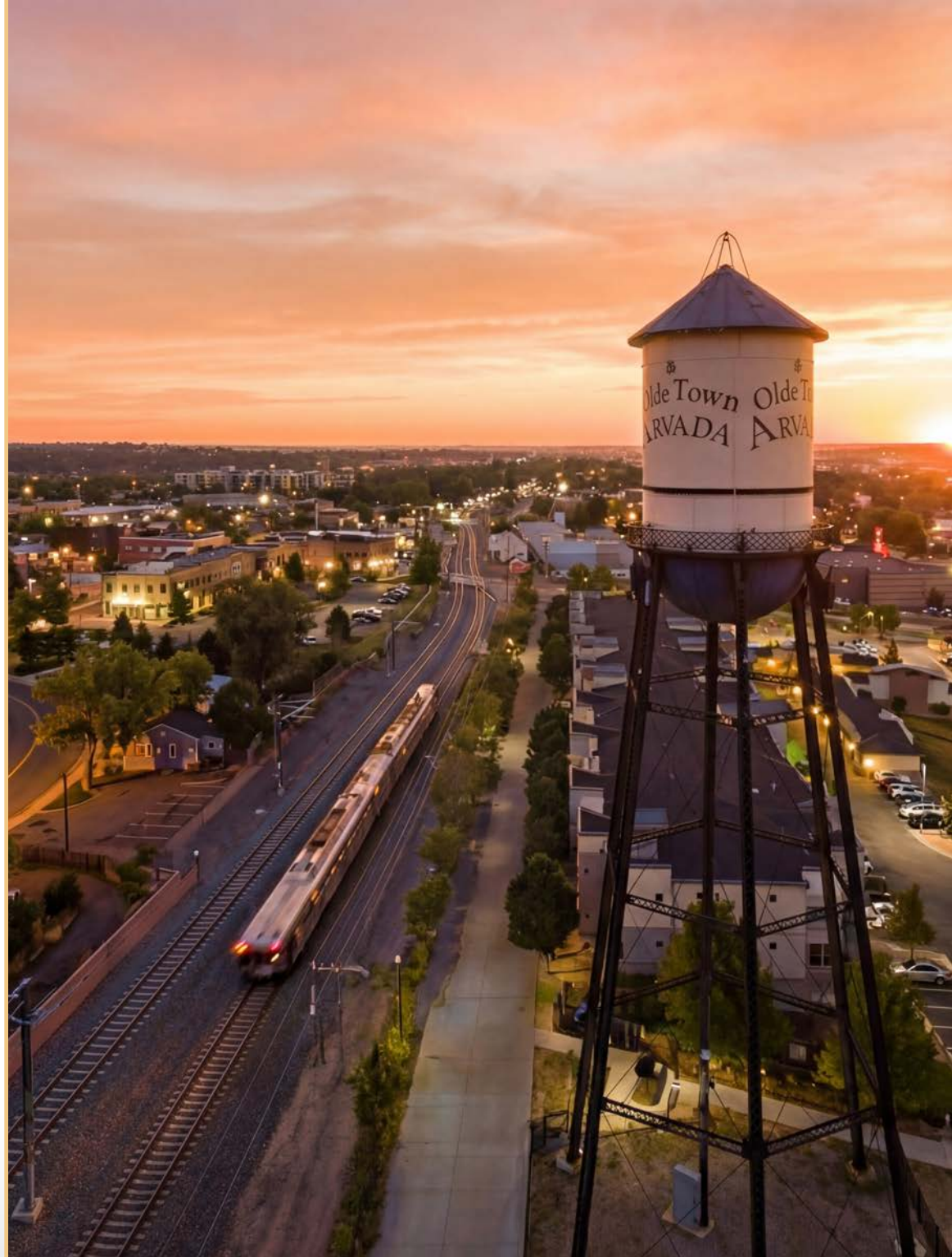
7509 GRANDVIEW

OLDE TOWN
ARVADA

ARVADA

Located just northwest of Denver, Arvada offers a premier lifestyle that balances historic small-town character with the sophisticated amenities of a major metropolitan submarket. Known for its high quality of life and strong community engagement, the city is a primary draw for young professionals and families seeking a suburban retreat without sacrificing connectivity. At its heart lies Olde Town Arvada, a vibrant, walkable downtown district featuring a curated mix of local breweries, artisanal dining, and boutiques. This historic hub serves as a central gathering place, hosting year-round community festivals and farmers markets that reinforce Arvada's reputation as one of the most welcoming and stable communities in the Front Range.

Strategically positioned as the “Gateway to the Rockies,” Arvada provides residents with unparalleled access to both urban employment centers and world-class outdoor recreation. The city is bisected by the RTD G-Line commuter rail, offering a seamless 20-minute transit link to Denver Union Station, while major thoroughfares like I-70 and Highway 93 provide direct routes to the mountains and nearby Boulder or Golden. With over 150 miles of hiking and biking trails and 90 parks—including the sprawling Ralston Creek Trail—Arvada caters to an active demographic. This blend of transit-oriented development, a robust median household income of approximately \$117,348, and highly-rated schools makes Arvada an essential cornerstone of the Denver MSA's continued growth and a resilient target for real estate investment.





COMPARABLE SALES



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SUBJECT PROPERTY

7509 Grandview Ave., Arvada, CO

Sale Date	JUST LISTED
List Price	\$1,285,710
Year Built	1925
Building Size	2,521 SF
Price/SF	\$510
Neighborhood	Olde Town Arvada



3631 W 32nd Ave
Denver, CO 80211



#1

Sale Date	12/16/2025
Sale Price	\$750,000
Year Built	1911
Building Size	1,297 SF
Price/SF	\$578
Neighborhood	Highlands Square



3929 Tennyson
Denver, CO 80212

#2

Sale Date	2/28/2023
Sale Price	\$800,000
Year Built	1922
Building Size	1,458 SF
Price/SF	\$549
Neighborhood	Berkeley



3478 W 32nd Ave
Denver, CO 80211

#3

Sale Date	9/4/2025
Sale Price	\$1,800,000
Year Built	1902
Building Size	3,043 SF
Price/SF	\$592
Neighborhood	Highlands Square



4396 W 43rd Ave
Denver, CO 80212

#4

Sale Date	8/18/2025
Sale Price	\$1,550,000
Year Built	1948
Building Size	3,126 SF
Price/SF	\$496
Neighborhood	Berkeley

DISCLOSURE AND CONFIDENTIALITY AGREEMENT

This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 7509 Grandview Ave., Arvada, CO 80002 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.



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