

PRICE REDUCED - \$360K

4905 W. 60th Ave. Arvada, CO 80003



Offering Memorandum

FOR MORE INFORMATION, PLEASE CONTACT:

SCOTT A. MARCUM

Broker/Owner

O: 303.403.1333 | C:303.437.5590

Scott@MarcumCommercial.com

MAXWELL MARCUM

Senior Advisor

O: 303.403.1333 | C:303.915.7483

Maxwell@MarcumCommercial.com

MARCUM COMMERCIAL ADVISORS | 303.403.1333 | MARCUMCOMMERCIAL.COM



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Commercial Advisors



4905 W. 60TH AVE.

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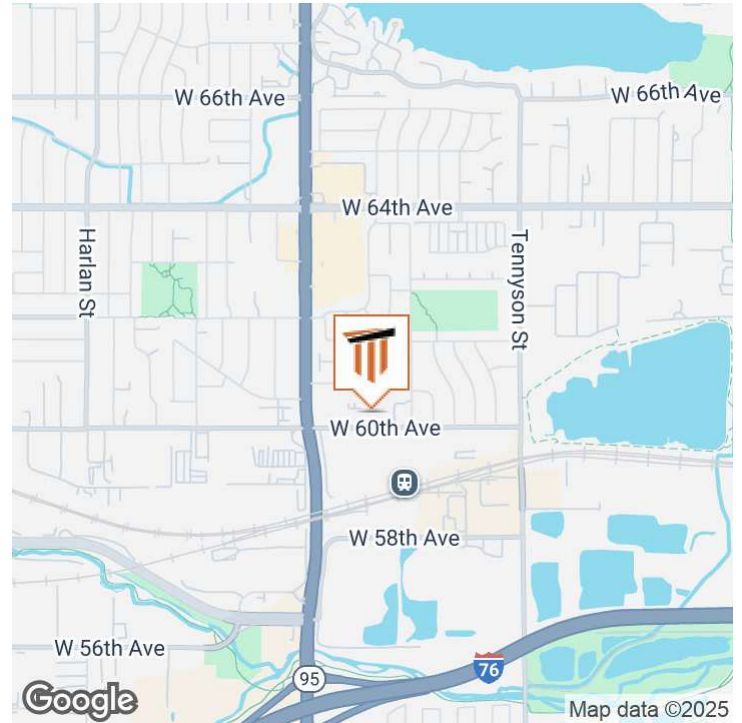
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4905 W. 60TH AVE.

Executive Summary



OFFERING SUMMARY

Sale Price:	\$6,490,000
Building Size:	44,316 SF
Lot Size:	86,932 SF (1.972 Acres)
Price / SF:	\$146.45
Year Built:	1973
Year Updated:	2017
Renovated:	2017
Zoning:	MX-T
Market:	Denver Metro
Submarket:	West Denver Metro
Parking:	2.26/1000
Floors:	2
Spinklers:	Yes

PROPERTY OVERVIEW

Marcum Commercial Advisors is excited to present this exceptional educational facility for sale, currently designed to serve grades 6 through 12. It's an ideal opportunity for any educational, religious, or alternative institution looking to leverage the strong demographics within the surrounding Arvada MSA. This two-story, 44,316 SF facility was previously occupied by Early College of Arvada. Situated on a scenic, park-like 1.972-acre lot, the property offers potential for future expansion. In 2017, the prior owners invested over \$2 million in upgrades and it has been meticulously maintained since.

PROPERTY HIGHLIGHTS

- RTU's updated in 2016 with two HVAC units replaced in 2023.
- New roof installed summer of 2018.
- Concrete & wood frame construction.
- Monument signage available.
- Four internal staircases with an elevator lift.
- ADA access for upper and lower levels.
- 8 restrooms throughout.

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Property Description



LOCATION DESCRIPTION

The property is just off 60th and Sheridan with easy access to I-76, I-70 and Sheridan Boulevard, and within 2 Miles of Olde Town Arvada. It's adjacent to the RTD Park n Ride (60th/Sheridan-Arvada Gold Strike Train Station (G Line)), and the vicinity of several major municipalities like Arvada, Denver, Wheat Ridge, and Westminster, along with access to several parks and large residential communities.

INTERIOR DESCRIPTION

The building spans two levels and includes a cafeteria, indoor recreational areas, administrative offices, and a variety of classrooms, such as standard rooms, flexible spaces, computer labs, and science labs. With a severely limited supply of large, fully upgraded education facilities along the Colorado Front Range, this property presents a unique opportunity for a user to quickly move in and confidently start enrollment for the upcoming school year. An education or training-focused organization can immediately occupy the space, benefiting from the improvements made by the previous ownership. As most major infrastructure updates have already been completed by the current owners, any additional capital expenditures can be allocated to cosmetic enhancements or further site upgrades.

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Complete Highlights



BUILDING INFORMATION

Building Class	B
Number of Floors	2
Year Built	1973
Year Last Renovated	2017
Number of Buildings	1

PROPERTY DETAILS

- Turnkey Educational Facility with minimal upgrades needed for any educational institution.
- 1.972-acre site in a vibrant, infill neighborhood, featuring park-like grounds and recreational outdoor space.
- Adjacent to the RTD 60th/Sheridan-Arvada Gold Strike Train Station (G Line), offering easy access to Sheridan Blvd, I-76, and I-70.
- Over \$2 million in property improvements and a complete conversion from office space to educational use in 2017, with recent state-of-the-art upgrades to the science wing.
- Strategically located between Wheat Ridge, Westminster, and Arvada, surrounded by both single-family and multi-family residential areas.
- Zoned MX-T (Mixed-Use Transit), allowing for a variety of uses, including schools, office space, medical facilities, care facilities, conditional residential development, and other transit-oriented development-related uses.
- Features 25+ classrooms, cafeteria, 10+ offices, soccer field, outdoor seating area, access to a basketball court, and indoor recreation space.
- Western-facing mountain views from various parts of the property.

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Additional Photos



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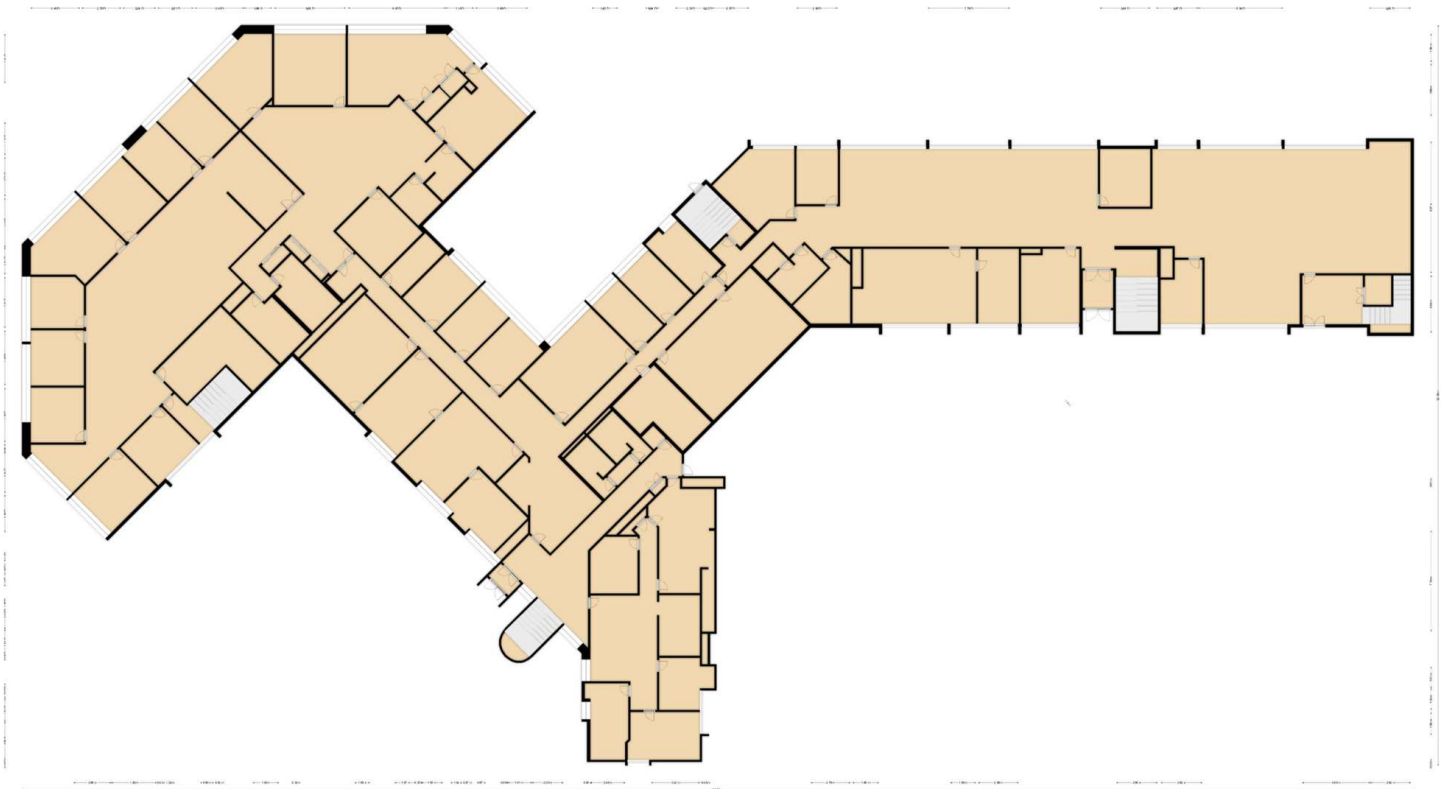
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Upper-Level Floor Plan



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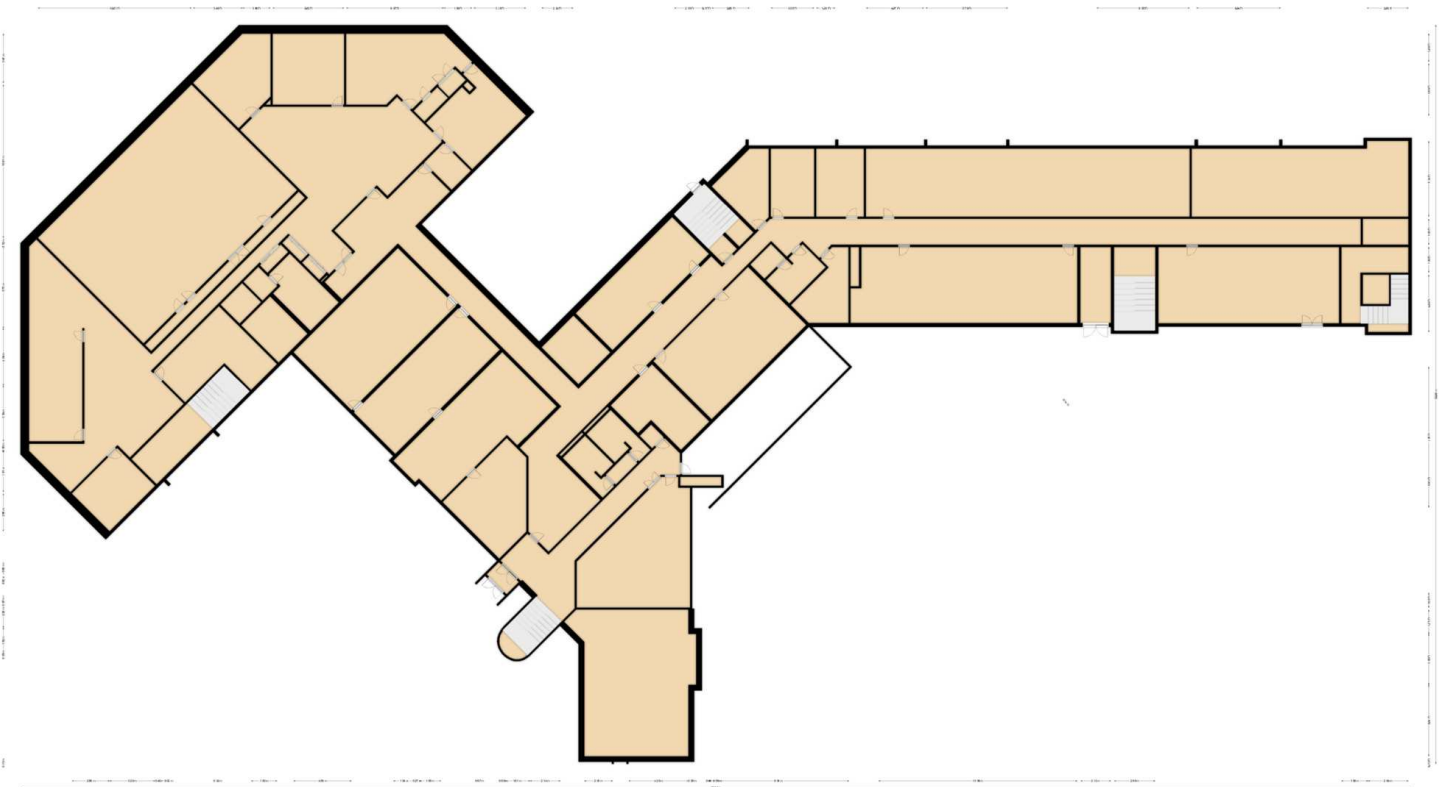
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Lower-Level Floor Plan



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Location Map



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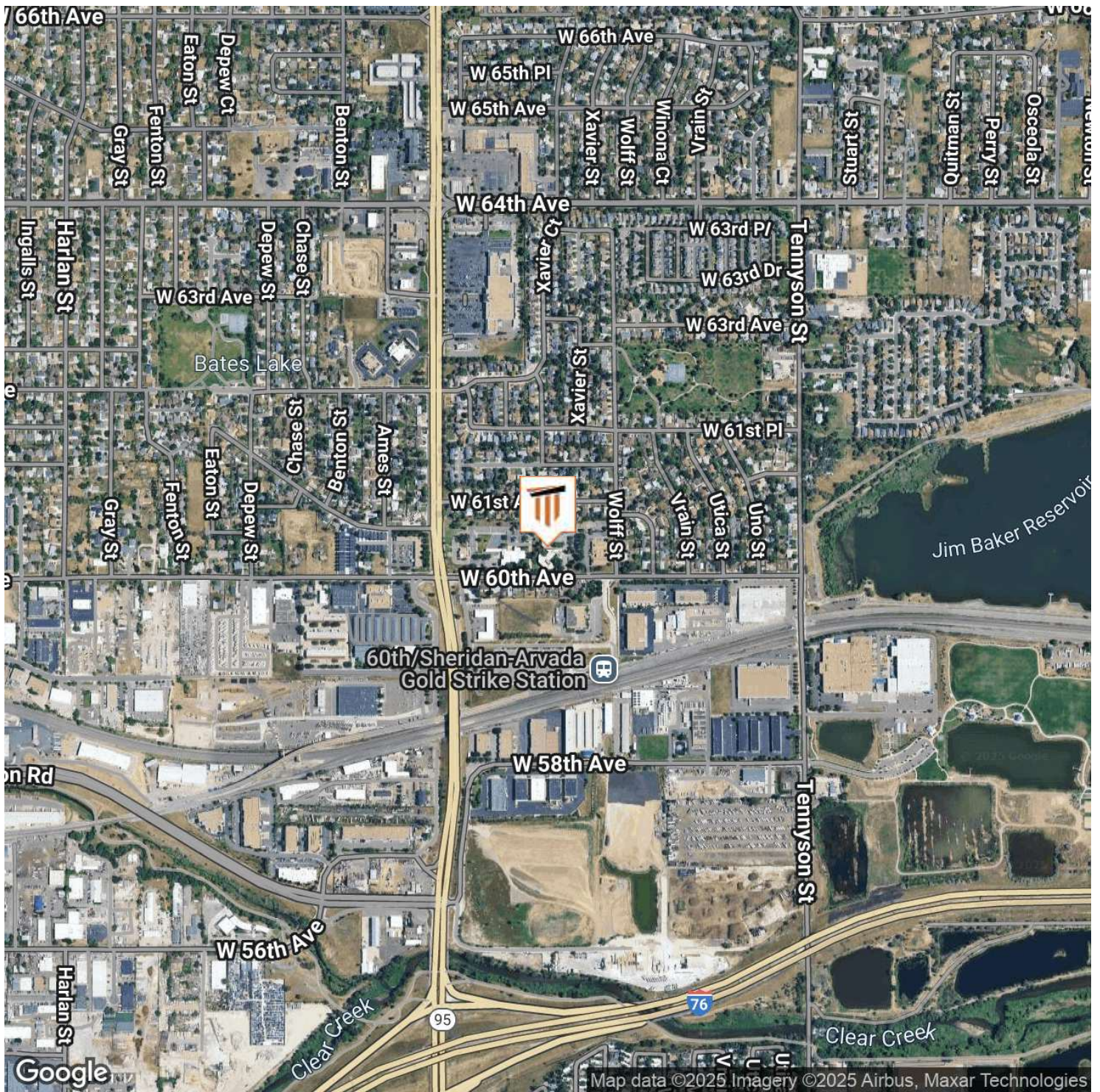
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Aerial Map



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DEMOGRAPHICS

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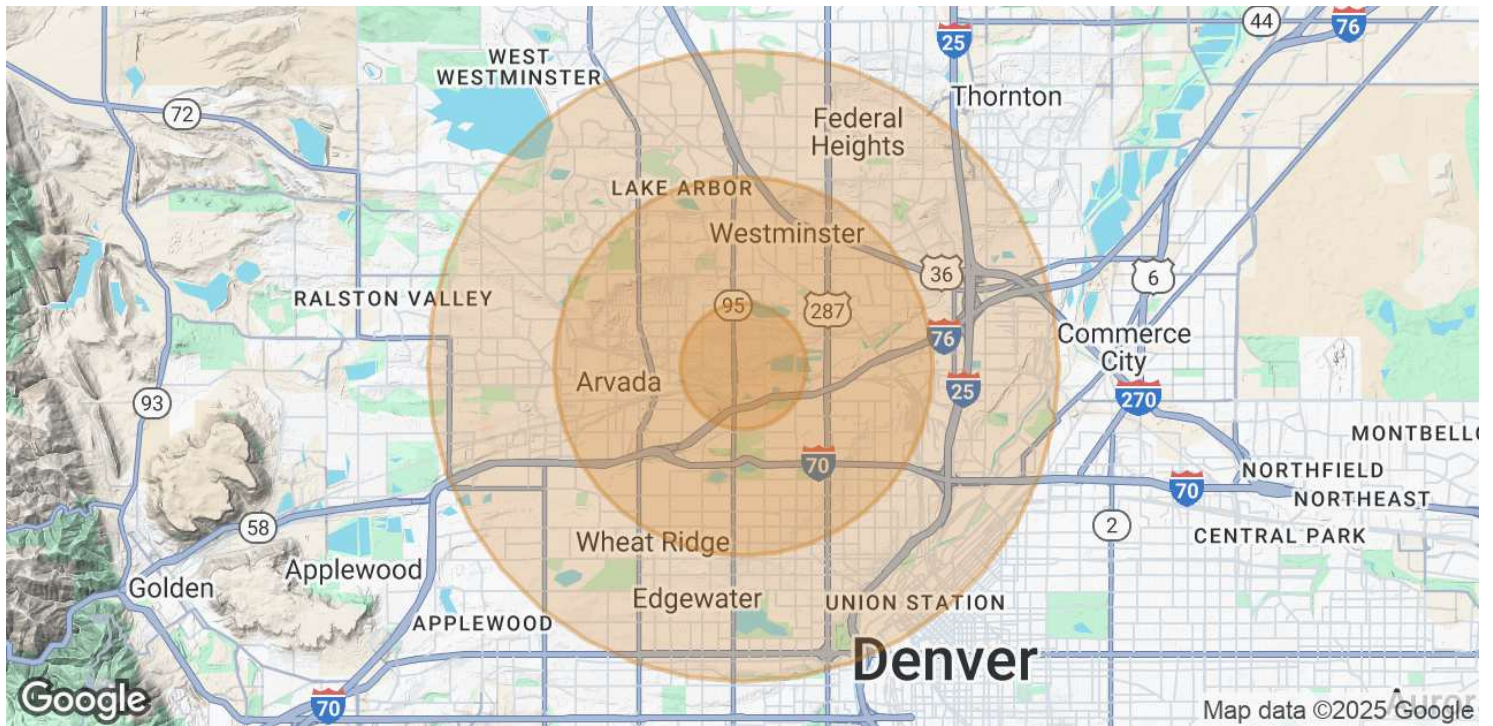
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,593	134,257	371,654
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	40	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,949	55,593	160,763
# of Persons per HH	2.7	2.4	2.3
Average HH Income	\$100,553	\$108,982	\$114,490
Average House Value	\$557,097	\$647,029	\$644,179

Demographics data derived from AlphaMap

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ADVISOR BIOS

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Advisor Bio 1



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PROFESSIONAL BACKGROUND

Scott has worked in the Metro Denver Commercial Real Estate Market for 14 years. Scott currently represents several Landlord/Owners who have over 500,000 Sq. Ft. of leasable Industrial, Retail, & Office Space. Scott has successfully represented Landlords & Tenants in Retail, Office, & Industrial with lease representation. In addition, he has successfully represented Buyers in the acquisition of retail, office, & industrial properties. He has also assisted Sellers with the sale of retail and industrial properties. Scott has been designated the local commercial expert for Office, Retail, & Industrial opportunities by many local residential agents in Arvada, Wheat Ridge, Lakewood, & Golden. His past clients would say that he's personable, trustworthy, professional, and performance driven. Scott relies heavily upon his ability to develop strong relationships amongst experienced professionals in the commercial real estate industry.

Scott started Marcum Commercial Advisors on his own 15 years ago without any background in CRE.

Prior to Marcum Commercial Scott spent 11 years at US WEST/Qwest Communications in Corporate Sales and Sales Leadership. Scott also spent about 5 years in Sales and Business Development at a couple of small businesses.

Scott's 26 year old son, Maxwell C. Marcum, joined in July of 2018.

We work all of our clients together and in support of each other to make sure the customer experience is comprehensive.

In 2020 & 2021 Marcum Commercial Advisors has helped clients complete over \$64,000,000 in Commercial Real Estate Purchases and Sales.

EDUCATION

Regis University - May 2000 (3.89 GPA) Denver, Colorado

Bachelor of Arts in Communications

Emphasis: Media Technology

MEMBERSHIPS

Currently presides on the Arvada Economic Development Association Board of Directors (AEDA)

Member: Denver Metro Commercial Association of Realtors (DMCAR)

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Advisor Bio 2



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PROFESSIONAL BACKGROUND

Maxwell joined Marcum Commercial in June of 2016 as a Marketing & Research Associate. After graduating college in May of 2018, Maxwell continued his career at Marcum as a full-time Associate Broker. Since then, Maxwell has participated in over \$100+ million in total sales and leasing transactions, and is eagerly taking on new opportunities across the Denver Metro Region. Currently, Maxwell represents over 200,000 square feet of office, industrial, flex, and retail space throughout the Metro region. In his free time, Maxwell continually pursues an active lifestyle, travels with his wife, and participates in a variety of charity events and organizations such as Children's Hospital, Alzheimer's Association, and Denver Children's Foundation.

EDUCATION

Colorado State University - Bachelor of Science (BS) in Communications - Minor in Real Estate & Finance

Licensed Real Estate Broker - Employing Level - CO

MEMBERSHIPS

Maxwell actively holds membership and participates in the National Association of Industrial & Office Properties (NAIOP), NAIOP Public Policy Committee, Mile-High Young Professionals network, Wheat Ridge Chamber of Commerce and regularly volunteers at Brave Church.

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