

CLASSROOM SPACE FOR LEASE



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6925 Carr Street | Arvada, CO 80004

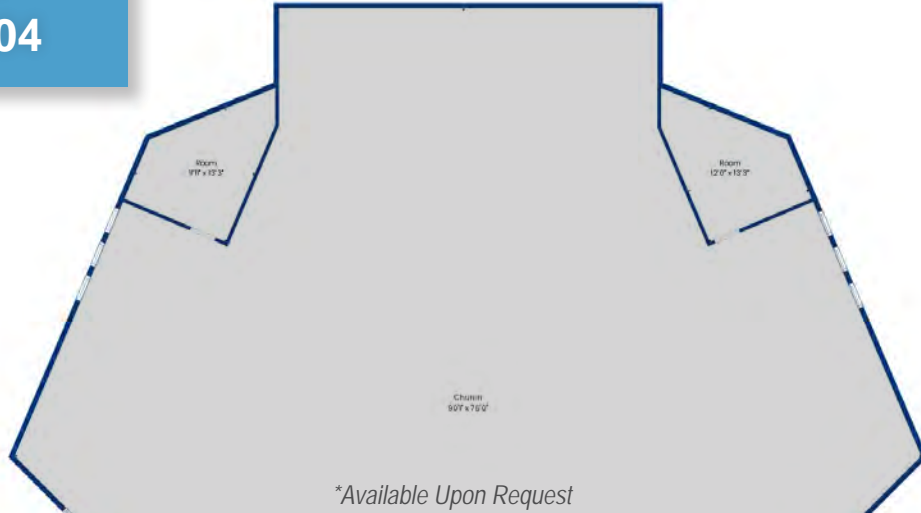
(A portion of Denver Church of Christ facility)

- Approximately 11,000 SF of at-grade classroom space and shared Cafetorium (cafeteria/auditorium/indoor gym)
- Configuration to allow for 8-9 classrooms
- Some plumbing infrastructure (sinks) in place
- At-grade exterior egress from several classrooms
- Landlord willing to designate adjoining outdoor space for playground
- Church owner will continue to operate on weekends and would require shared use of the Cafetorium
- Close proximity to Arvada High School and 72nd/Wadsworth Intersection

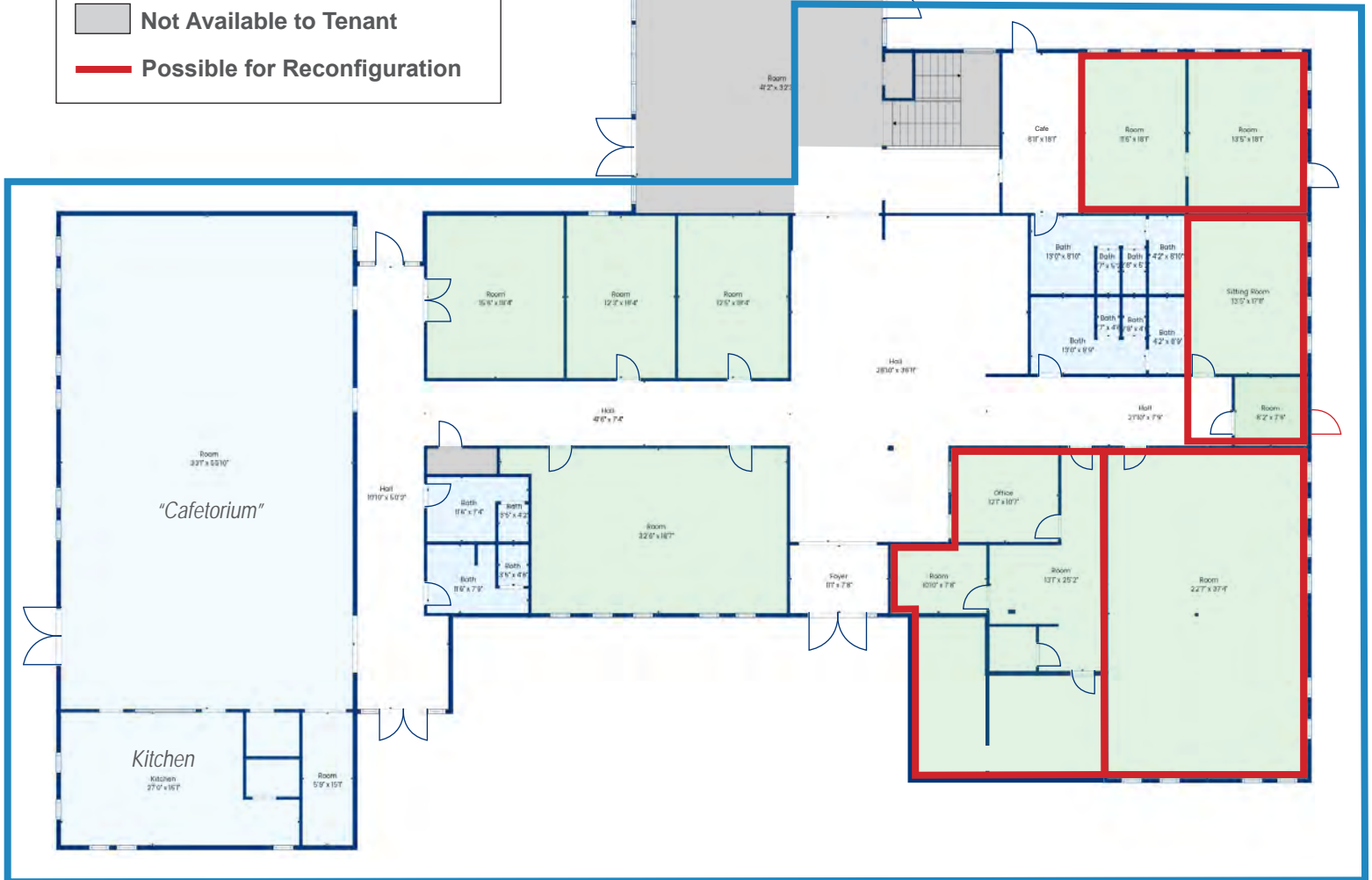
Lease Rate: \$18.00/SF Modified Gross

Included - Common area maintenance, utilities, landlord insurance; Excluded - property taxes, janitorial, and wifi

Upper Level Floorplan



- Exclusive to Tenant
- Shared on Sundays/Weekends
- Not Available to Tenant
- Possible for Reconfiguration



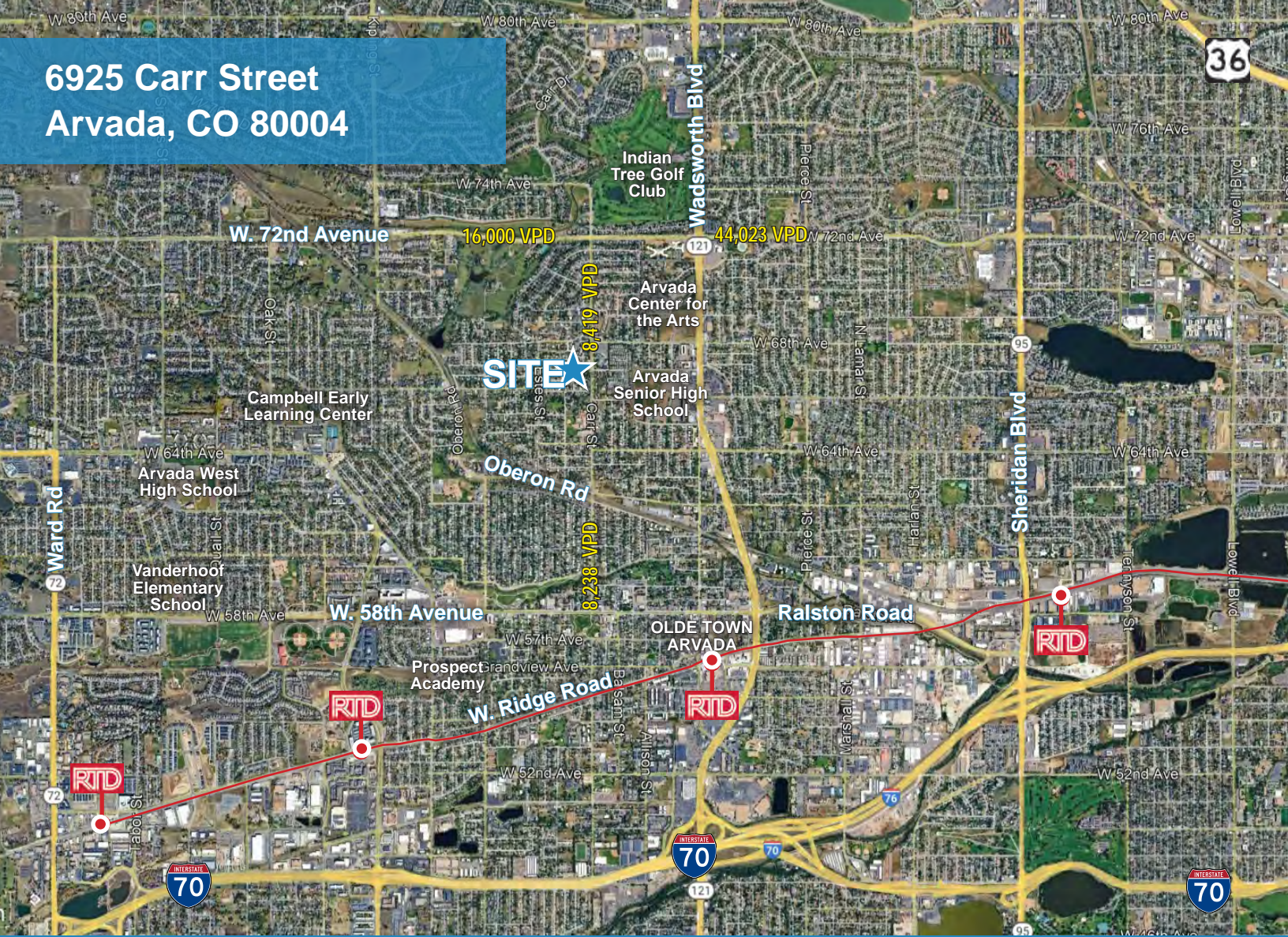
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| PROPERTY DETAILS | |
|--------------------|----------------|
| Building SF | 21,295 |
| Lot Size | 2.156 Acres |
| Year Built | 1976 |
| Zoning | RN-7.5 |
| Parking | Surface Spaces |

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|-------------------------|----------|----------|----------|
| Population (2024) | 11,873 | 124,846 | 296,689 |
| Pop. Age 0-14 (2024) | 1,766 | 19,741 | 47,843 |
| Total Households (2024) | 4,751 | 51,540 | 119,793 |
| Average HH Size | 2.4 | 2.3 | 2.4 |
| Median HH Income | \$94,248 | \$81,793 | \$85,978 |

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