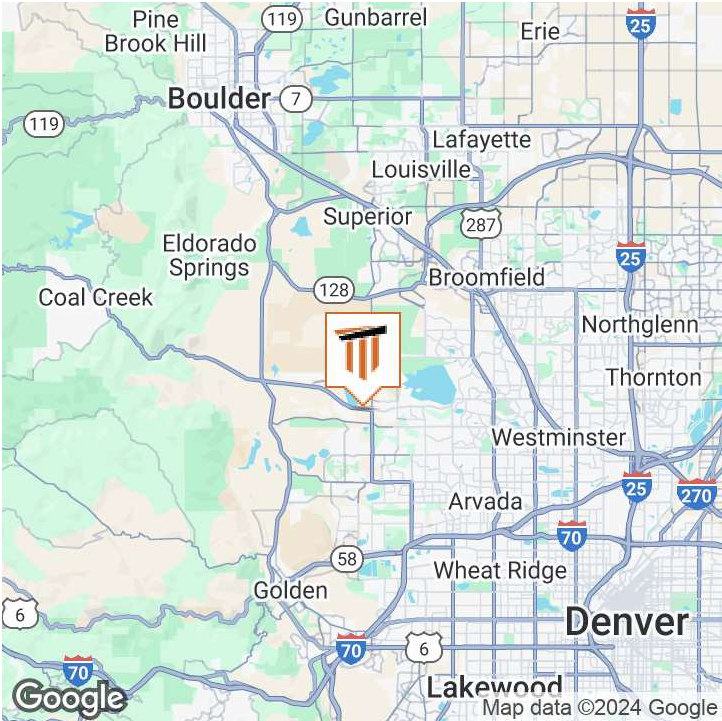


15330 COLORADO 72

Arvada, CO 80007



Sale Price	\$895,000
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OFFERING SUMMARY	
Lot Size:	2.322 Acres
Price / Acre:	\$385,444
Price / SF:	\$8.85
Zoning:	GC
City:	Arvada
County:	Jefferson

PROPERTY OVERVIEW

Investment and/or user opportunity to purchase over 2 acres of raw commercial land just West of Indiana Street/Highway 72. The property is Incorporated in the City of Arvada. The zoning currently has a wide variety of allowances. This project is ready to go, sidewalks have already been installed, water is available to tap adjacent to the lot, and the sewer is located off of CO-72 to the north of the lot.

If you are interested in driving by and viewing the property, the lot is located to the North of ModBox Storage at 15350 CO-72, Arvada, CO 80007

PROPERTY HIGHLIGHTS

- Vacant Commercial Land
- Many Uses Allowed Under GC Zoning
- Property is Incorporated in the City of Arvada
- High Traffic Count Area
- Close Proximity to Candelas Development.
- Just West of Indiana Street/Highway 72.

FOR MORE INFORMATION, PLEASE CONTACT:

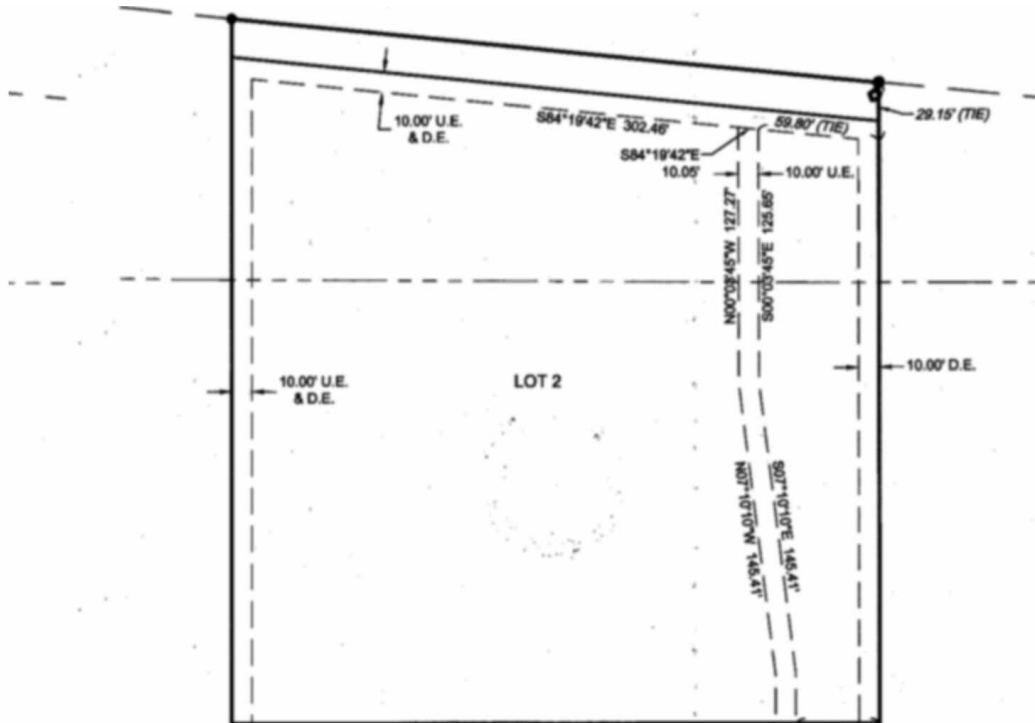
SCOTT A. MARCUM  
Broker/Owner  
O: 303.403.1333 | C:303.437.5590  
Scott@MarcumCommercial.com

MARCUM COMMERCIAL ADVISORS | 303.403.1333 | MARCUMCOMMERCIAL.COM

General Commercial Property For Sale

## 15330 COLORADO 72

Arvada, CO 80007



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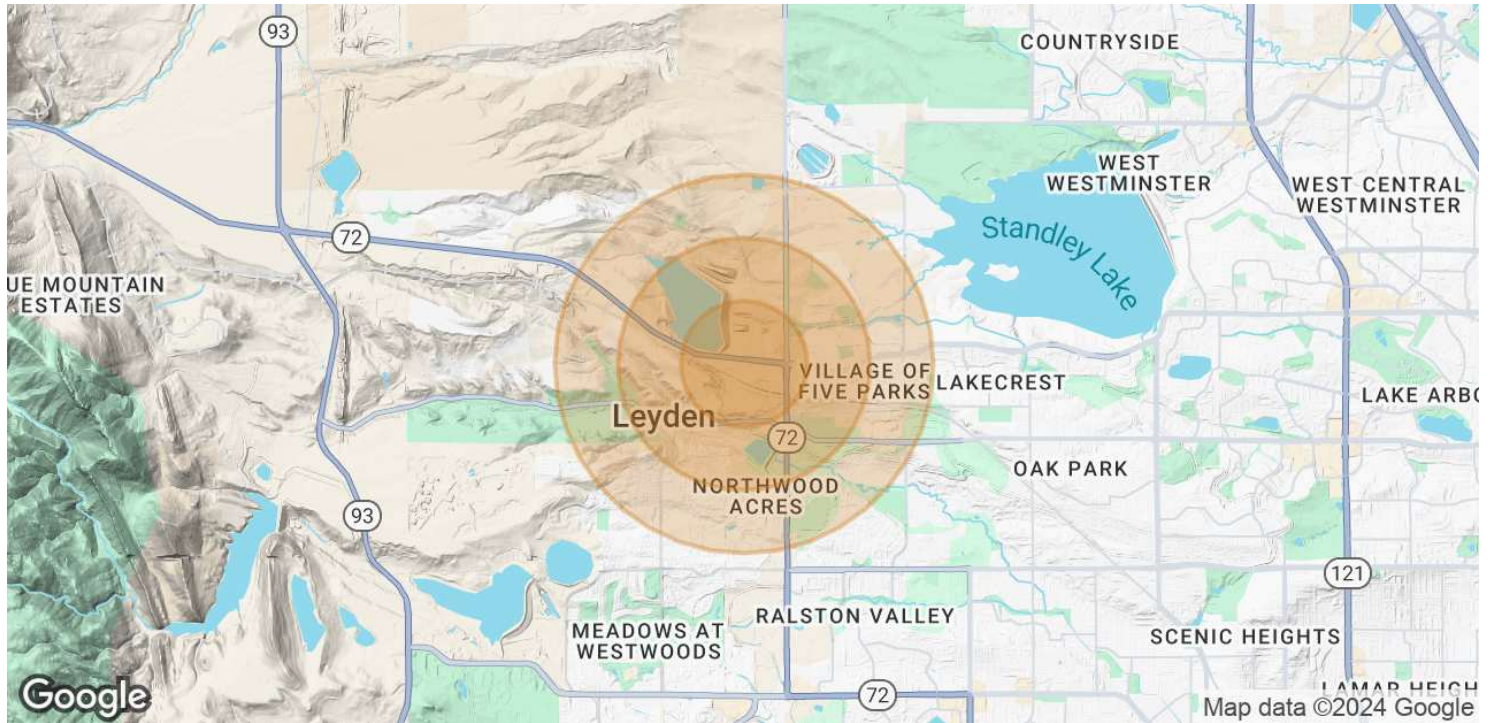
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# 15330 COLORADO 72

Arvada, CO 80007



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,064	4,076	8,635
Average Age	36.6	39.7	40.3
Average Age (Male)	36.4	39.0	39.7
Average Age (Female)	37.2	41.0	41.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	362	1,479	3,135
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$163,199	\$160,576	\$159,869
Average House Value	\$628,284	\$616,480	\$607,922

2020 American Community Survey (ACS)

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