

FOR SALE | LAND

6280 BENTON STREET
ARVADA, CO 80003



TANNER DIGBY
President
O. 720.843.1330 Ext. 104
C. 720.402.7578
Tanner@Digbycommercial.com

LAUREN MOYER
Associate Broker
O. 720.843.1330 Ext. 101
C. 720.960.1995
Lauren@Digbycommercial.com

OFFERING SUMMARY

6280 BENTON STREET
ARVADA, CO 80003



Sale Price: Contact Broker

Lot Size: 39,210 SF (0.9 AC)

Zoning: MX-U (Arvada)

Taxes: \$8,477.70

HIGHLIGHTS:

- Prime Development Site
- Flat Topography
- Easy access to I-76



Population
2 Mile 53.5K
5 Mile 371k
10 Mile 1.2M

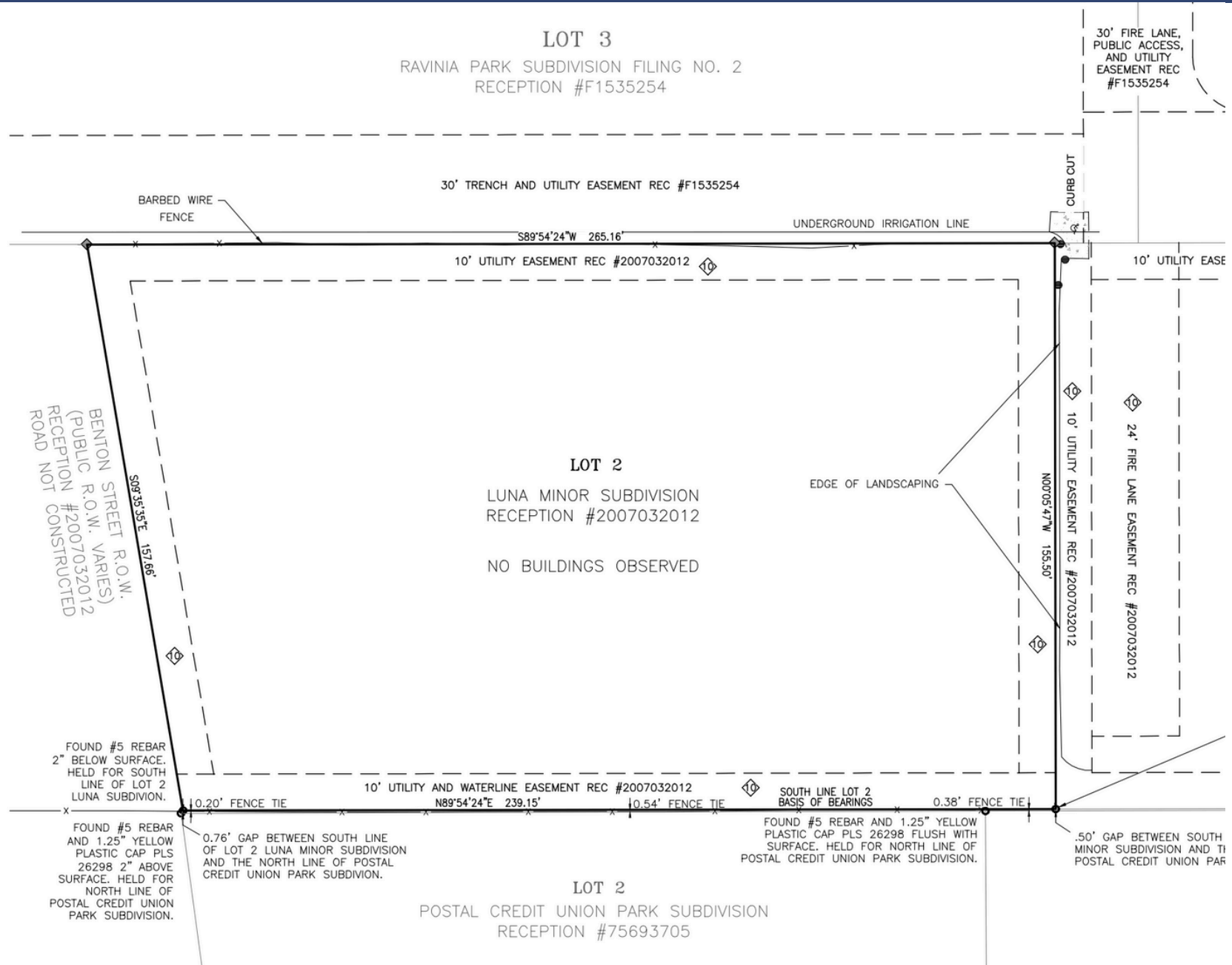


Household Income
2 Mile \$88.9K
5 Mile \$104.8K
10 Mile \$109.6K

Positioned in the heart of Arvada, this 39,210 SF (0.9 AC) lot offers an exceptional development opportunity. Zoned MX-U (Mixed-Use Urban), the property allows for a wide range of residential, commercial, and mixed-use projects, making it ideal for developers seeking flexibility and growth potential. With a flat topography and easy access to I-76, the site offers seamless connectivity to Denver and the surrounding metro area. This prime location, coupled with its versatile zoning, makes it a rare and attractive opportunity for a visionary developer to bring their project to life.

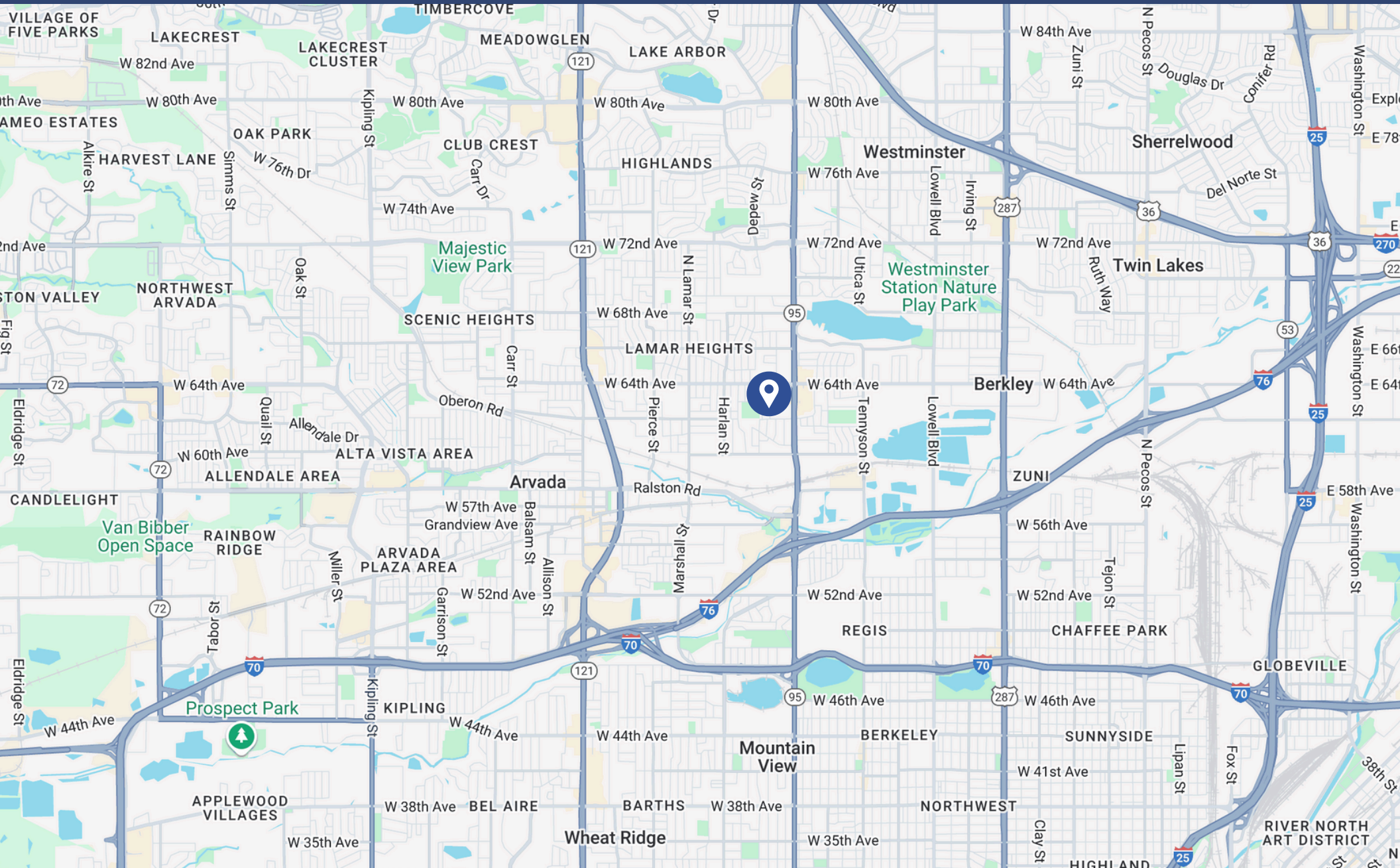
[Link to Zoning](#)

720-843-1330 | 15000 W 44th Ave STE C Golden, CO 80403 | www.DigbyCommercial.com



LOCATION MAP

**6280 BENTON STREET
ARVADA, CO 80003**



720-843-1330 | 15000 W 44th Ave STE C Golden, CO 80403 | www.DigbyCommercial.com

© 2025 Digby Commercial Advisors. The information contained herein has been obtained from sources reliable but has not been verified for accuracy or completeness. Any reliance on this information is solely at your own risk. Use of these images without the express written consent of the owner is prohibited.

LOCATION MAP

6280 BENTON STREET
ARVADA, CO 80003



720-843-1330 | 15000 W 44th Ave STE C Golden, CO 80403 | www.DigbyCommercial.com

© 2025 Digby Commercial Advisors. The information contained herein has been obtained from sources reliable but has not been verified for accuracy or completeness. Any reliance on this information is solely at your own risk. Use of these images without the express written consent of the owner is prohibited.