

FOR SALE

\$2,365,000 | 5,778 SF | ZONING: MX-N

RETAIL AUTOMOTIVE

5745 INDEPENDENCE ST
ARVADA, CO 80002



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PROPERTY INFORMATION



FULL SERVICE AUTOMOTIVE FACILITY IN ARVADA'S TRIANGLE

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SALE PRICE	\$2,365,000
BUILDING SIZE	5,778 SF
LOT SIZE	0.488 AC
CEILING HEIGHT	15'-16'7"
CLEAR HEIGHT	12'-16'
POWER	200A 3P 240V
ZONING	MX-N (ARVADA)
TAXES	\$37,172
PARKING	25+ SPACES (TBV)
YEAR BUILT	1987
LOADING	6 DRIVE-INS

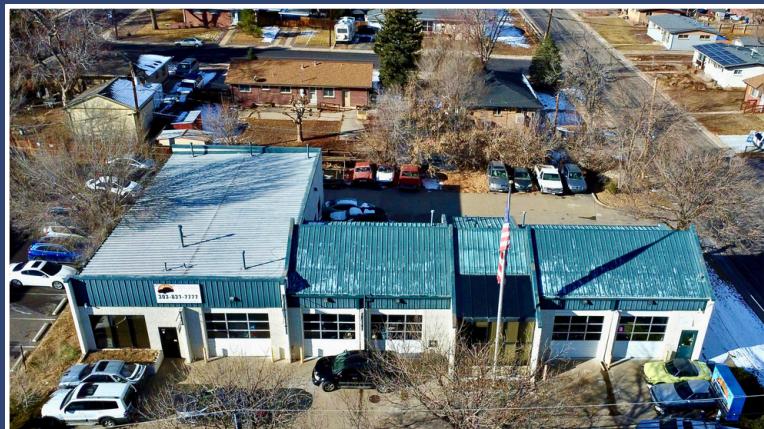
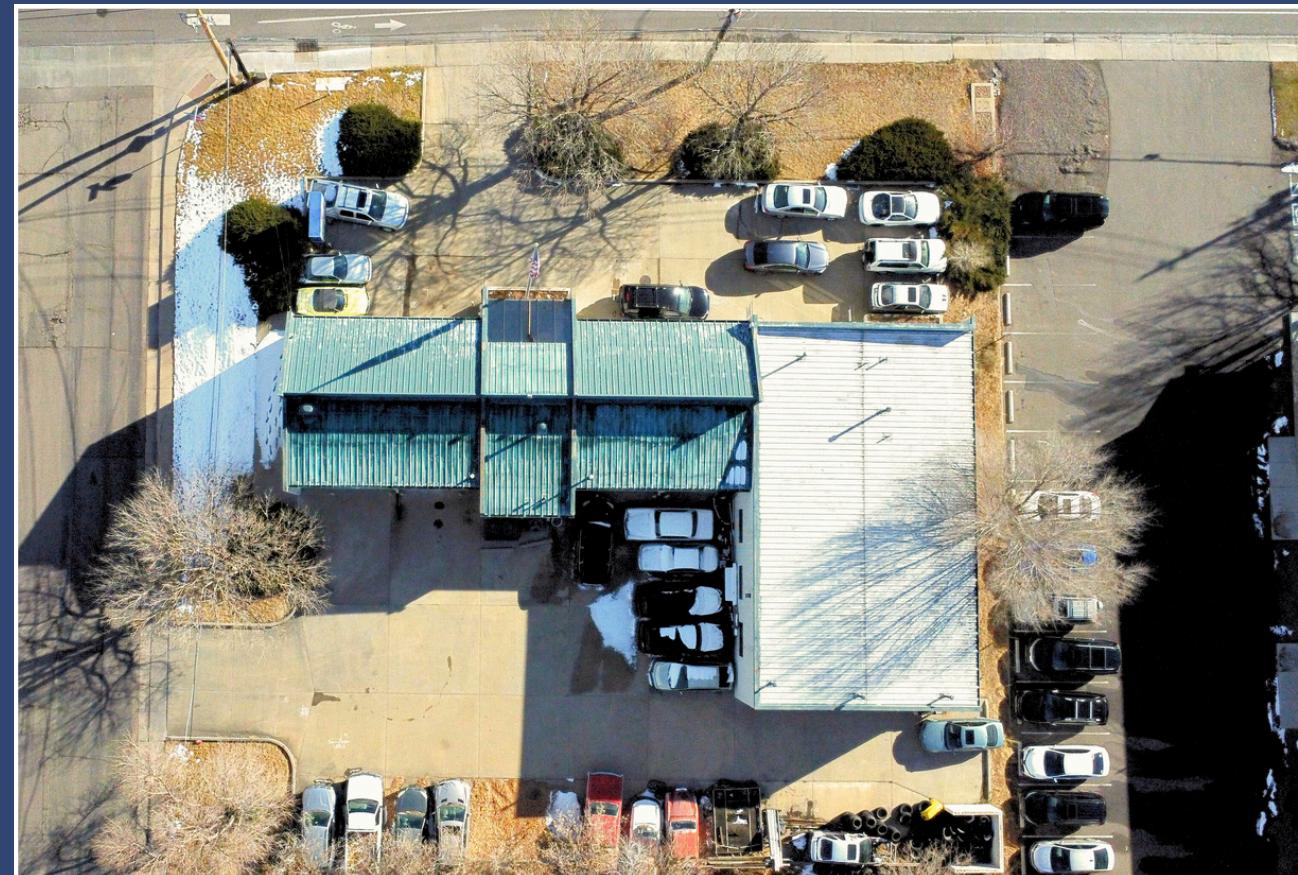


PROPERTY HIGHLIGHTS

- Business & FF&E could be included
- Air Compression Lines & Hose Reels
- 5 Pull-Thru Automotive Bays + 1 Grade-Level Service Bay
- Two Service Pits
- Oil Tanks
- In-Shop Climate Control
- Radiant Tube Heating and Trench Floor Drains

PROPERTY EXTERIOR

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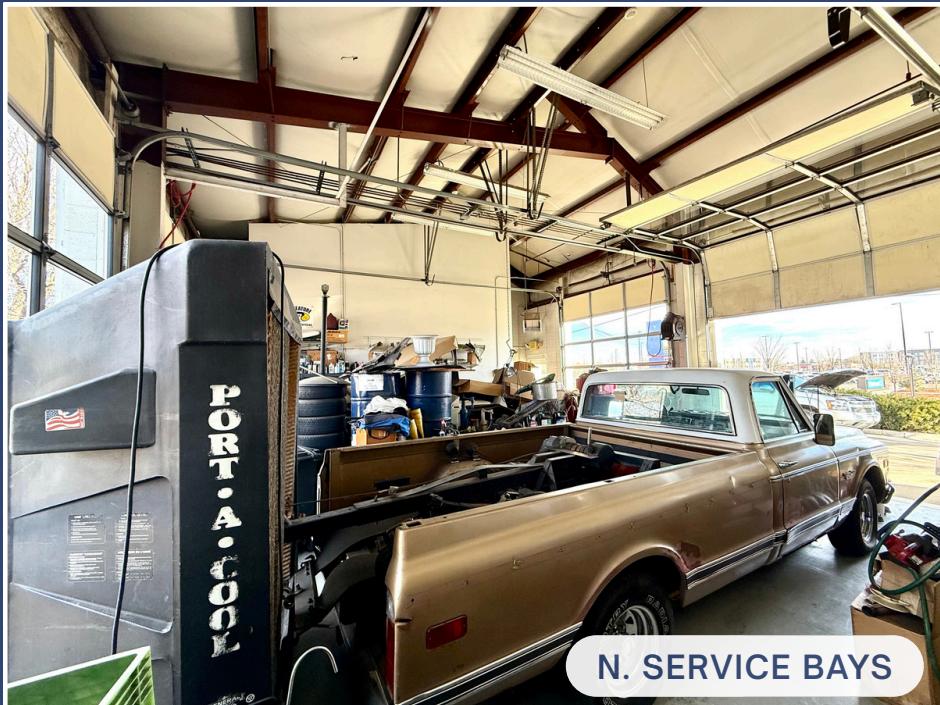


- **Dense surrounding retail mix** supports strong traffic volumes
- **Prominent corner location** with strong visibility and traffic exposure along Independence Street
- **Six total service bays** (five drive-thru, one single-door), adaptable to multiple user types



PROPERTY INTERIOR

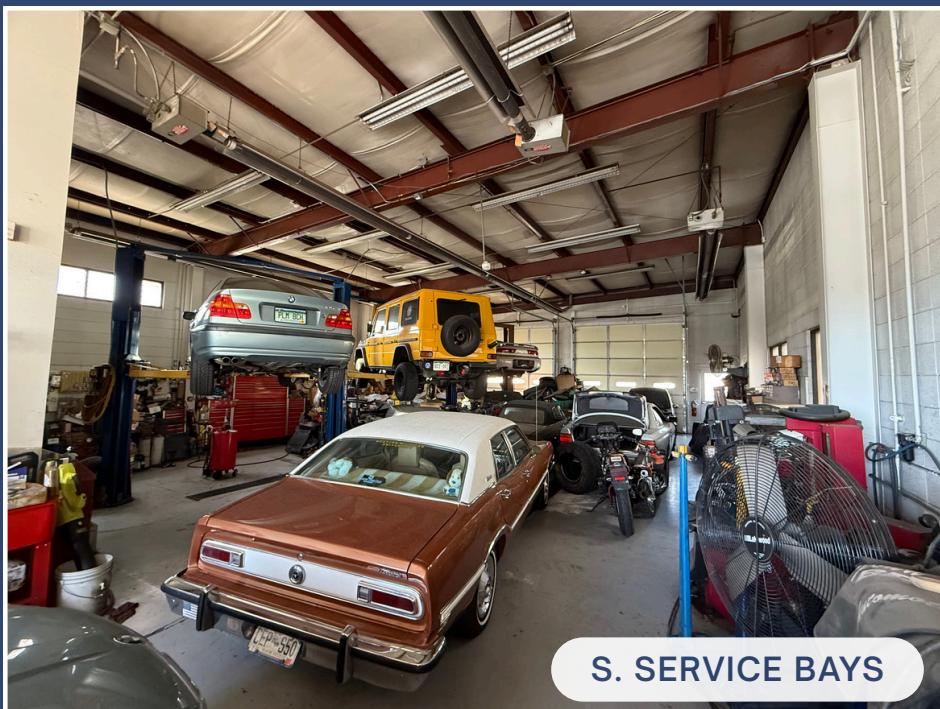
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N. SERVICE BAYS



LOBBY & RECEPTION



S. SERVICE BAYS



SERVICE PIT

SITE CONTEXT

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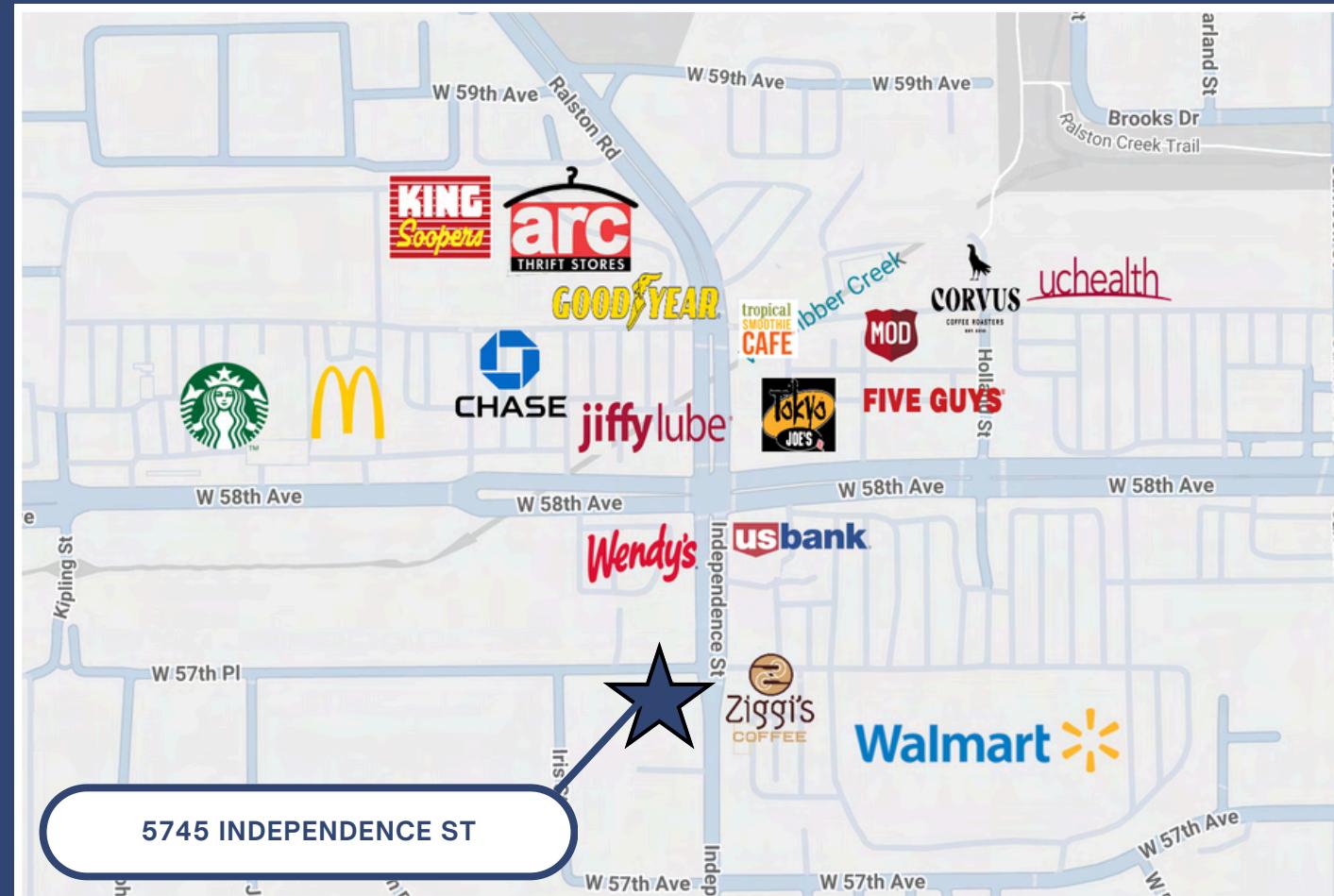


LOCATION MAP & TRAFFIC VOLUME

5745 INDEPENDENCE ST
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SURROUNDED BY RETAIL WITH STRONG DAILY TRAFFIC EXPOSURE

5745 Independence Street is a rare opportunity positioned within one of Arvada's most active retail corridors. Surrounded by national retailers and daily-use services, the property benefits from strong consumer draw and sustained traffic demand. Traffic counts along Independence Street, W 58th Avenue, and Ralston Road rank among the higher-volume corridors in the City of Arvada, reinforcing the site's visibility, accessibility, and long-term commercial viability.



COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME (2025)
Independence St	W 57th Pl S	9,920
W 58th Ave	Independence St E	20,799
Ralston Rd	Independence St W	8,085

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Digby Commercial Advisors is a full-service commercial real estate brokerage firm specializing in acquisitions, dispositions, and land development. Digby Commercial Advisors has demonstrated their competence as commercial real estate brokers by achieving over \$250,000,000 in transactions over the past 5 years. Their track record showcases their deep understanding of the local market and ability to deliver outstanding results for their clients. Digby Commercial Advisors is frequently relied on by real estate appraisers, developers, attorneys, and municipalities for their commercial real estate needs.

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