



Property Specifications

**6870 W. 52nd Ave.
Arvada, CO 80002**

Building Size:	63,108 SF Gross (per Jefferson County)
Net Rentable Area:	58,533 RSF
1 st Floor:	29,832 RSF
2 nd Floor:	28,701 RSF
Land Area:	4.5 acres
Occupancy:	21 Tenants = 100% Occupied (as of March 1, 2026)
Year Built:	1999
Stories:	Two
Parking Spaces:	5/1,000 RSF
Fire Suppression:	Sprinklered and Monitored
HVAC:	3 Rooftop Units
Roof System / Age:	EPDM / 1999
Elevator:	Two
Zoning:	MX-U Mixed-Use Urban District
Jurisdiction:	City of Arvada, Colorado
Owner Association:	Columbine Professional Plaza Association, Inc.
Property Taxes / Year:	\$165,403 / 2025
Sale Price: \$ - (Gross SF)	\$8,888,000 / \$141

This information is for reference purposes only. It is the buyer's responsibility to verify the accuracy of this information and to confirm the current condition of the property.