

**9190**

**WEST 84TH AVENUE**

ARVADA, CO 80005

SALE PRICE

**\$499,000**



**29,140 SF DEVELOPMENT LOT**

-RN-7.5 ZONING

**SITE**

**MARC S. LIPPITT**

CHAIRMAN | PRESIDENT

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TCN

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9190 W. 84th Avenue, Arvada, CO 80005

## Team Contacts

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### Unique Properties, Inc

400 South Broadway | Denver, CO 80209

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# PROPERTY HIGHLIGHTS

Price:	\$499,000
APN:	29-271-10-001
Building Size:	1,632 SF
Building Price/SF:	\$305.76
Lot Size	29,140 SF (0.67 Acres)
Lot Price/SF:	\$17.12 PSF
Zoning:	RN-7.5
County:	Jefferson

## PROPERTY DESCRIPTION

Unique Properties, Inc is pleased to introduce the opportunity to purchase a prime development opportunity in Arvada, CO! This property is located in the Meadowglen neighborhood on West 84th Avenue. The property is currently zoned RN-7.5, offering unparalleled potential for land or residential investment. This property is adjacent to Arvada Volunteer Fire Fighters Park. Boasting a strategically advantageous location and desirable zoning, this property presents an ideal canvas for development in a sought-after region. With a prime address and significant development potential, this offering is primed for success in the bustling city of Arvada. The existing building is 1,632 square feet and it could be repurposed into a single family home.

- Great Location | Well established Meadowglen neighborhood
- Property could be repurposed for a single family home.
- Adjacent to Arvada Volunteer Fire Fighters Park.
- Close proximity to shopping, dining, and entertainment.
- Great Demographics | \$128k AHHI (1 Mile Radius)
- Rare opportunity for new development in an established neighborhood.
- Close proximity to Pomona High School and Weber Elementary.



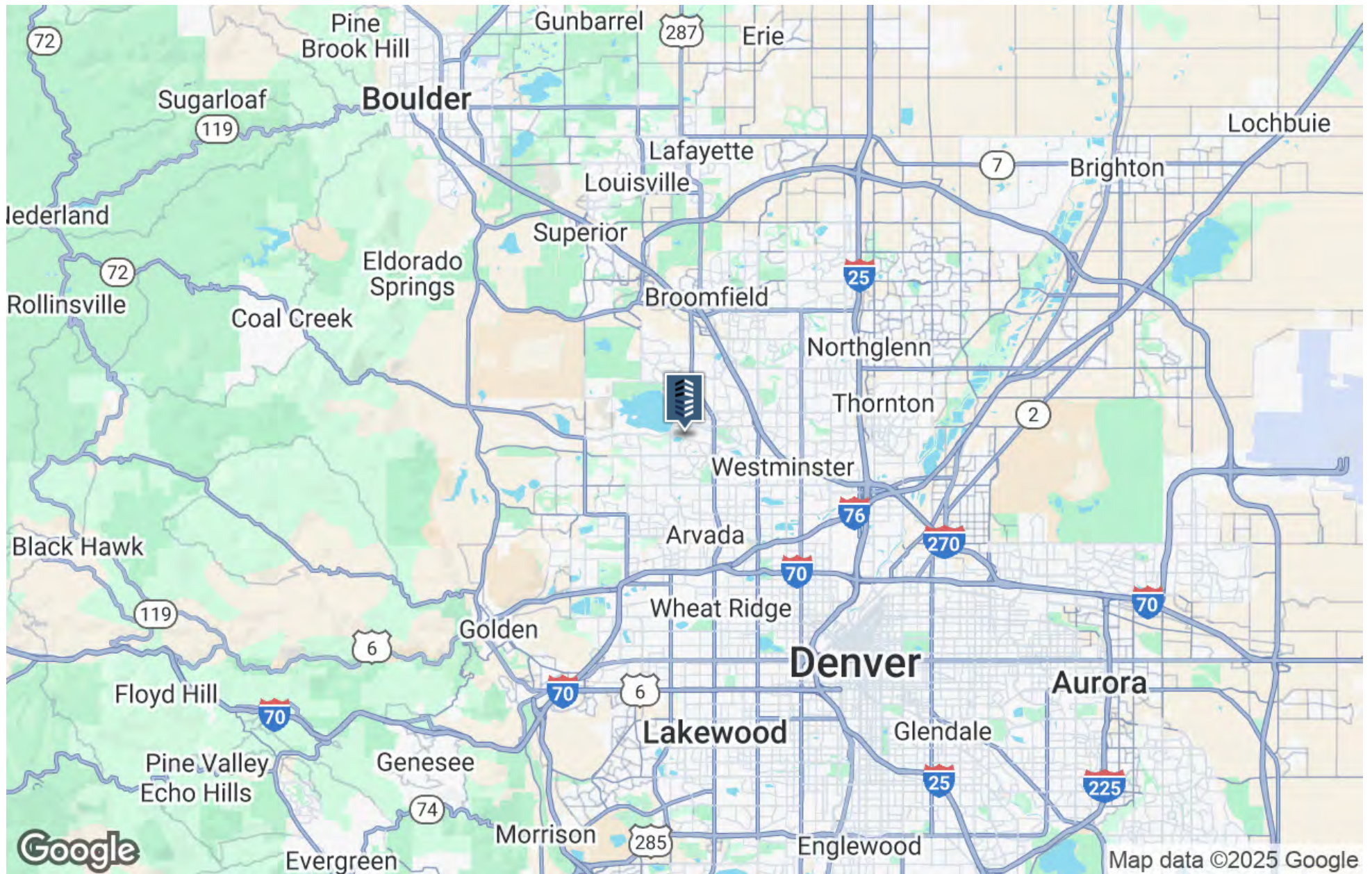
**84TH AVENUE**

**SITE**

**ARVADA VOLUNTEER  
FIRE FIGHTERS PARK**



# LOCATION MAP



STANDLEY  
LAKE

88TH AVENUE

POMONA  
LAKE

SITE

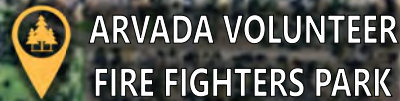
WEBER  
ELEMENTARY SCHOOL

POMONA JR/SR  
HIGH SCHOOL

80TH AVENUE

WADSWORTH BLVD

KIPLING ST



# ZONING INFORMATION



RN-7.5		
LOT STANDARDS		
	Min. Lot Area	7,500 SF
A	Min. Lot Width	75'
	Min. Lot Width (Corner)	85'
	Max. Lot Coverage	40%
SETBACKS		
B	Min. Front	20'
C	Min. Street Side	20'
D	Min. Interior Side	7.5'
E	Min. Rear	10'
	Min. Rear Alley	0'
BUILDING STANDARDS		
F	Max. Height, Principal Building	28'
	Max. Height, ADU (detached)	25'
G	Max. Height, Accessory Building	16'

# AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>			
2029 Projection	11,825	45,096	108,849
2024 Estimate	12,065	45,851	110,032
2010 Census	12,813	47,895	113,467
Growth 2024-2029	-1.99%	-1.65%	-1.08%
Growth 2020-2024	-5.84%	-4.27%	-3.03%
Median Age	43.90	42.20	40.30
Average Age	43.50	42.60	41.10
<b>2024 Population by Race:</b>			
White	10,093	37,108	85,722
Black	99	587	1,729
Am. Indian & Alaskan	66	346	1,114
Asian	239	1,017	3,043
Hawaiian & Pacific Island	4	16	43
Other	1,563	6,777	18,381
Hispanic Origin	1,566	6,958	19,475
<b>U.S. Armed Forces:</b>	<b>10</b>	<b>10</b>	<b>21</b>
<b>Households:</b>			
2029 Projection	4,725	18,191	43,593
2024 Estimate	4,825	18,497	44,070
2010 Census	5,149	19,331	45,426
Growth 2024-2029	-2.07%	-1.65%	-1.08%
Growth 2020-2024	-6.29%	-4.31%	-2.99%
Owner Occupied	7,230	23,738	43,308
Renter Occupied	25,113	61,526	84,251
<b>2024 Avg Household Income</b>	<b>\$128,566</b>	<b>\$115,424</b>	<b>\$108,695</b>
<b>2024 Med Household Income</b>	<b>\$108,958</b>	<b>\$98,817</b>	<b>\$89,457</b>

Radius	1 Mile	2 Mile	3 Mile
<b>2024 Households by Household Inc:</b>			
<\$25,000	254	1,357	3,899
\$25,000 - \$50,000	503	2,624	7,335
\$50,000 - \$75,000	680	2,899	7,202
\$75,000 - \$100,000	695	2,486	6,226
\$100,000 - \$125,000	780	2,780	5,696
\$125,000 - \$150,000	437	1,730	4,162
\$150,000 - \$200,000	816	2,682	5,220
\$200,000+	658	1,939	4,333
<b>2024 Population by Education:</b>			
Some High School, No Diploma	169	1,433	5,076
High School Grad (Incl Equivalency)	1,695	7,012	18,539
Some College, No Degree	2,785	10,786	24,832
Associate Degree	590	2,478	5,660
Bachelor Degree	2,825	10,218	22,130
Advanced Degree	1,616	4,771	10,467
<b>2024 Population by Occupation</b>			
Real Estate & Finance	629	1,823	4,467
Professional & Management	4,966	16,643	37,455
Public Administration	346	1,565	3,629
Education & Health	1,752	6,094	13,839
Services	999	4,173	9,935
Information	160	587	1,426
Sales	1,388	5,549	14,221
Transportation	198	541	1,355
Retail	588	2,885	6,927
Wholesale	222	760	1,636
Manufacturing	485	1,732	4,925
Production	581	2,211	6,207
Construction	385	1,961	4,867
Utilities	333	1,178	3,011
Agriculture & Mining	55	200	573
Farming, Fishing, Forestry	0	90	194
Other Services	350	1,422	3,473



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