



LIST PRICE: \$1,450,000

PROPERTY OVERVIEW

Building Size:	9,782 SF
Lot Size:	31,360 SF / 0.72 Acres
Product Type:	Office / Redevelopment
Property Taxes:	\$14,348 (2023)
Zoning:	MU-C
City:	Arvada
Year:	1971

PROPERTY/AREA DETAILS

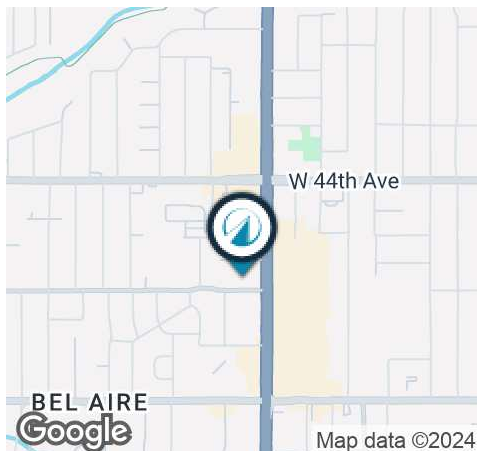
This well located, 31k SF site in the popular Wheat Ridge submarket includes attractive mixed-use zoning that can provide investors with many options moving forward. The property currently includes a 9,782 SF office building that was built in 1971 and approximately 50 surface parking spaces.

For more information, please contact:

DAVID BAROCAS
Senior Advisor
303.669.2475
DBarocas@PinnacleREA.com

ANDY MONETTE
Vice President
303.962.9554
AMonette@PinnacleREA.com





AREA DEMOGRAPHICS:



Population

1 Mile	624
3 Mile	3,554
5 Mile	12,110



Households

1 Mile	287
3 Mile	1,705
5 Mile	5,663



Average HH Income

1 Mile	\$105,293
3 Mile	\$104,579
5 Mile	\$102,074

For more information, please contact:



DAVID BAROCAS
Senior Advisor
303.669.2475
DBarocas@PinnacleREA.com

ANDY MONETTE
Vice President
303.962.9554
AMonette@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com



MU-C ZONING OVERVIEW

Minimum Height (a)	20'
Maximum Height	N/A
Mixed Use:	6 Stories (90')
Single Use:	4 Stories (62')
Accessory Building	20'
Parking Requirements:	1 Space Per Unit

Setbacks

East & West Sides:	0'
North Side:	5'
Build to Area:	0' - 20'

MU-C ZONING PURPOSE

MU-C zone district is located along major commercial corridors and at community and employment activity centers. It was established to encourage medium to high-density, mixed-use development. In addition to residential and civic uses, it allows for a wide range of commercial and retail uses. Townhomes are permitted in the MU-C zone district.

This site is located within the Wadsworth Corridor Urban Renewal Plan Area and is located an area that voters exempted in 2008 from the Charter's height and density limitations.

For more information, please contact:

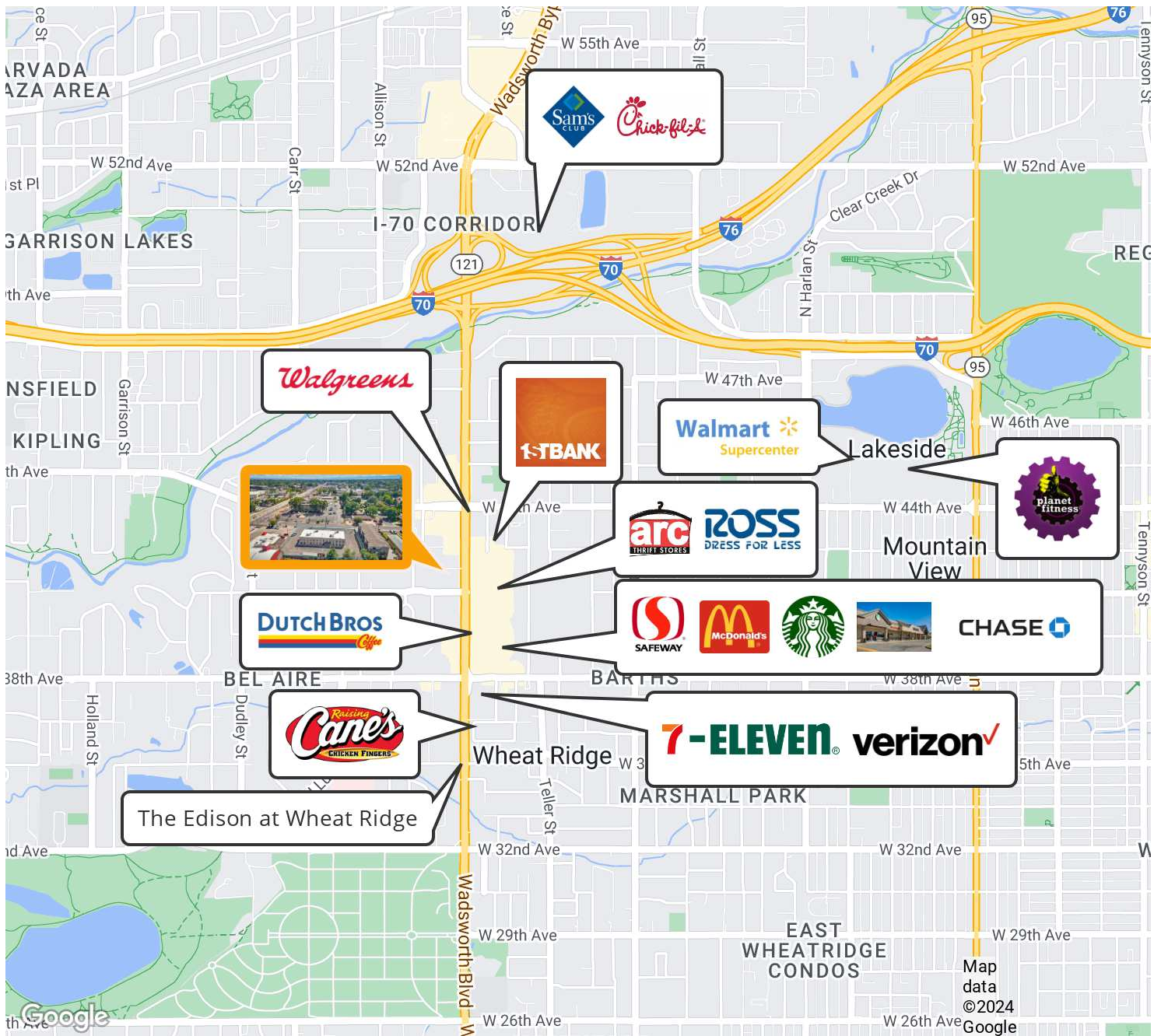


DAVID BAROCAS
 Senior Advisor
 303.669.2475
 DBarocas@PinnacleREA.com

ANDY MONETTE
 Vice President
 303.962.9554
 AMonette@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com



For more information, please contact:



DAVID BAROCAS
Senior Advisor
303.669.2475
DBarocas@PinnacleREA.com

ANDY MONETTE
Vice President
303.962.9554
AMonette@PinnacleREA.com

Pinnacle Real Estate Advisors

One Broadway Suite A300 | Denver, CO 80203 | 303.962.9555 | www.pinnaclearea.com