

## FOR SALE OR LEASE

Turnkey School or Church Facility in Jefferson Co



**Sale Price**

**\$7,300,000**

**(\$213.00/SF)**

**Lease Rate**

**\$14.58/SF NNN**



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## 5592 Independence Street Arvada, Colorado 80002

- 34,231 SF school or church facility on 3.31 Acres in Jefferson County
- Turn-Key owner-user school facility with E occupancy configured for K-8 education.
- Large parking lot accomodates approximately 155 Parking spaces
- Spectacular mountain views.
- ADA Accessible with elevator and at grade entrances on two levels
- 8 lower level classrooms, 5 upper level classrooms, 5 administrative and counselor offices; 1 commercial kitchen, 1 warming kitchen, and large gym like multi-purpose room.
- Outdoor play space with opportunity for possible playground installation or garden.
- Renovated in 2022/2023 with construction costs at approximately \$3.7M. Major mechanical, electrical and plumbing improvements were completed during the renovation. New HVAC and completely new fire alarm and sprinkler system.
- Roof was replaced in the last 10 years.



# Completely Renovated in 2023

5592 Independence Street, Arvada, CO 80002



<b>Building SF</b>	34,231 SF
<b>Lot Size</b>	3.31 Acres
<b>Year Built / Renov.</b>	1965 / 2023
<b>Elevator</b>	1 Cab
<b>Power</b>	800 Amp / 3 Phase
<b>Water/Sewer</b>	2.5" to Basement, 4" feed to 1st Floor
<b>Zoning</b>	R6 Commercial (General) w/ E Occupancy
<b>Construction</b>	Brick / Block
<b>Ceiling Height</b>	41'8" in multi-purpose room; 8' on 2nd Floor





# Ample Outdoor Space

5592 Independence Street

Arvada, CO 80002



## LOCATION

Easy access from I-70. Close proximity to Old Town Arvada. 1-mile from Arvada Ridge Station, Apex Field House, Harold D. Lutz Sports Complex, and Stenger Sports Complex

## DEMOGRAPHICS 2023

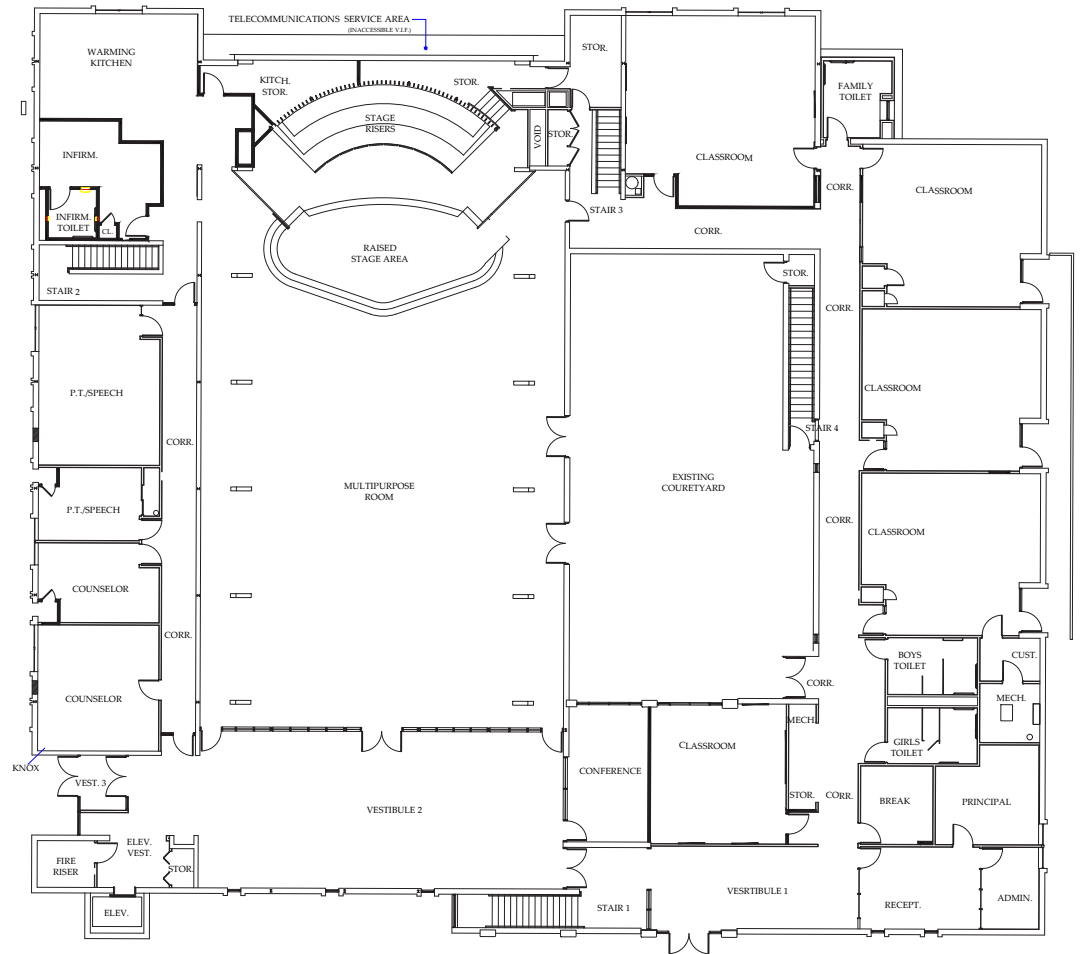
	1 Mile	3 Mile	5 Mile
Population	17,816	107,786	295,651
Median Age	39	41	40
Total Households	7,810	45,888	125,410
Average HH Size	2.2	2.3	2.3
Median HH Income	\$79,899	\$83,426	\$83,548



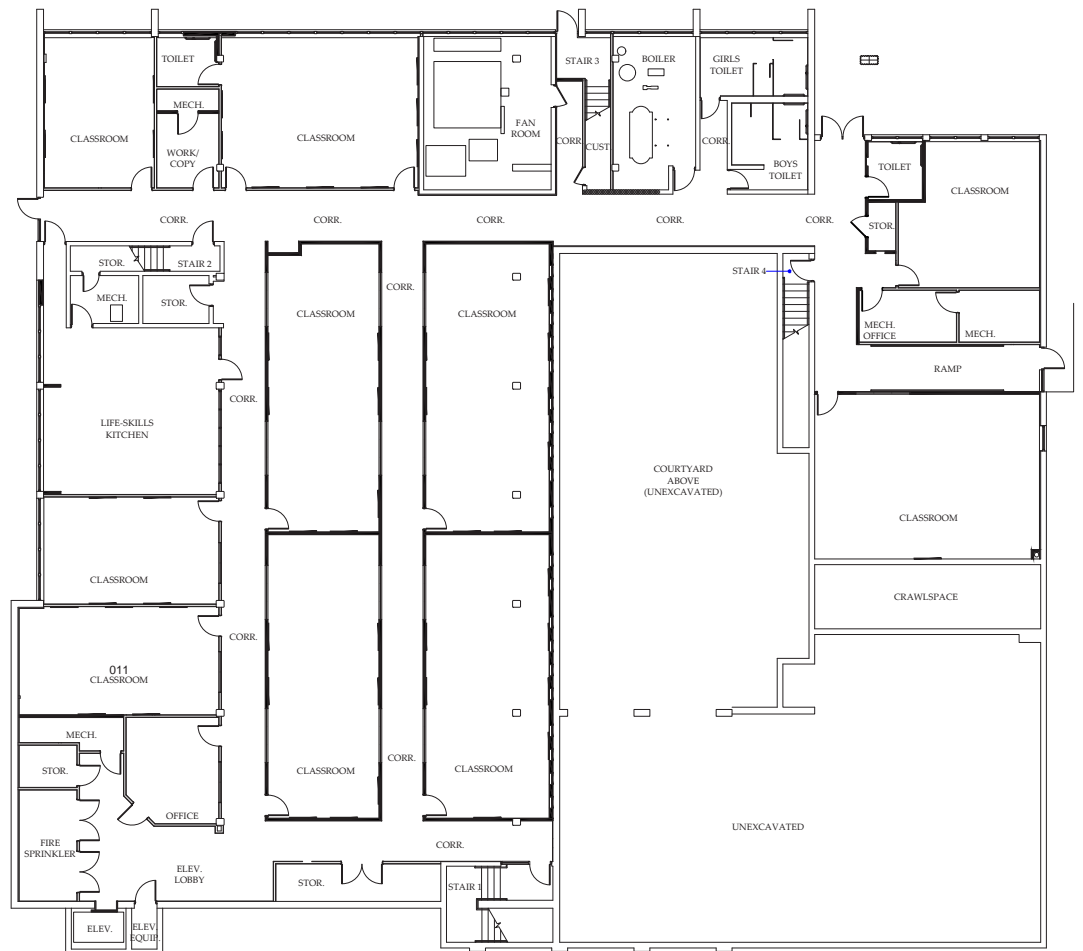


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# Main Level Floorplan

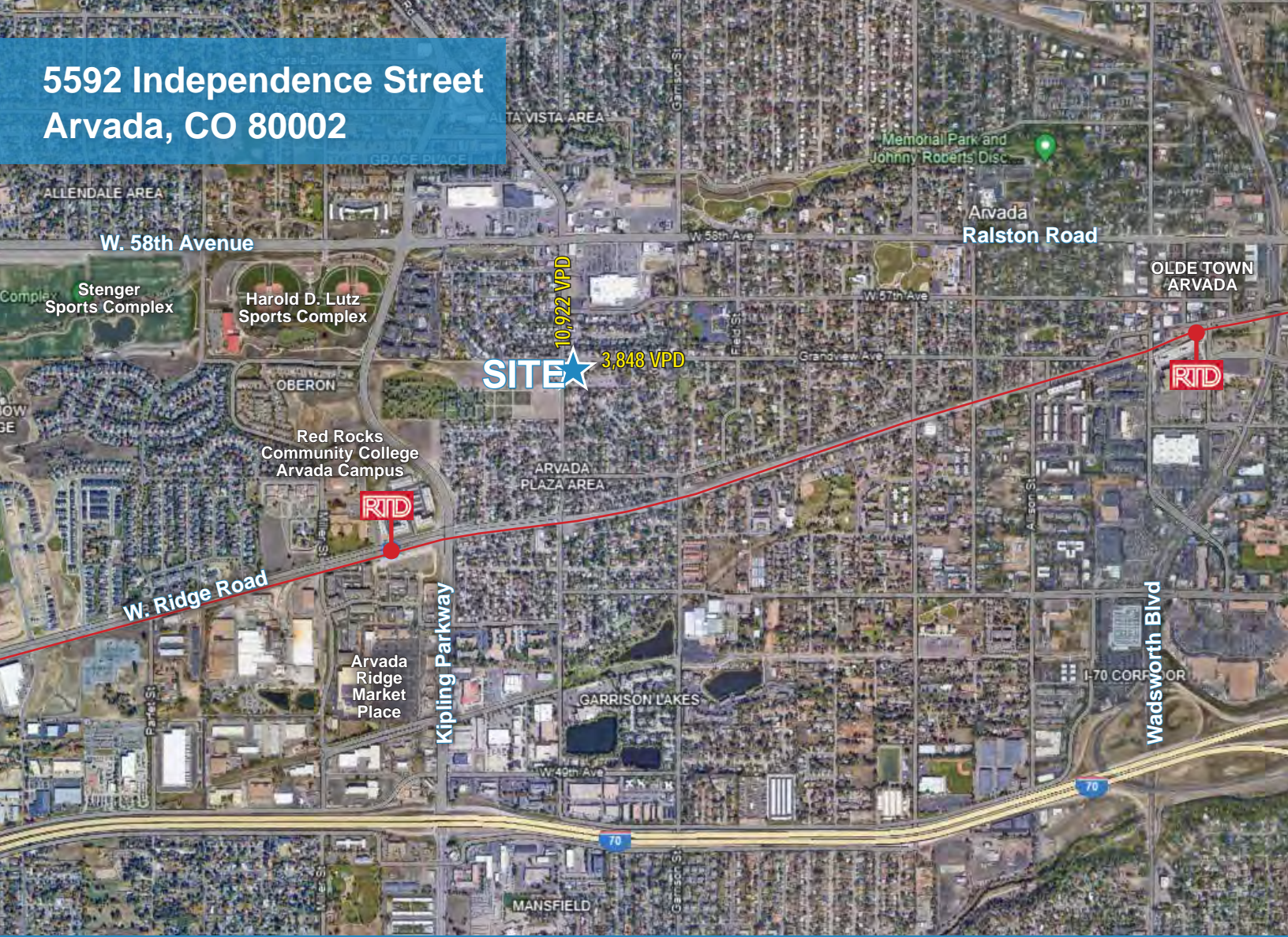


# Lower Level Floorplan





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