

FOR SALE OR LEASE

Turnkey School or Church Facility in Jefferson Co



Sale Price
\$7,300,000
(\$213.00/SF)



COMMERCIAL

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5592 Independence Street Arvada, Colorado 80002

- 30,872 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 accommodates 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



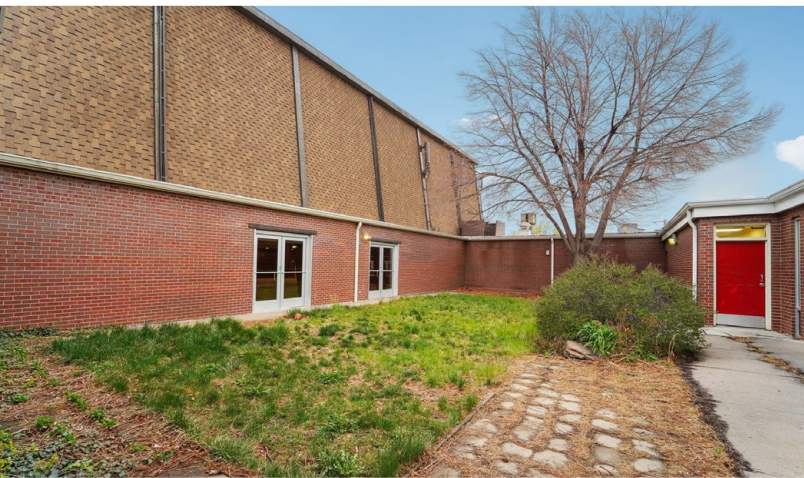
Building SF	30,872 SF (16,814 SF Main / 14,058 SF Lower)
Lot Size	3.31 Acres
Year Built / Renov.	1965 / 2023
Elevator	1 Cab
Power	800 Amp / 3 Phase
Water/Sewer	2.5" to Basement, 4" feed to 1st Floor
Zoning	R6 Commercial (General) w/ E Occupancy
Construction	Brick / Block
Ceiling Height	41'8" in multi-purpose room; 8' on 2nd Floor



Ample Outdoor Space

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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

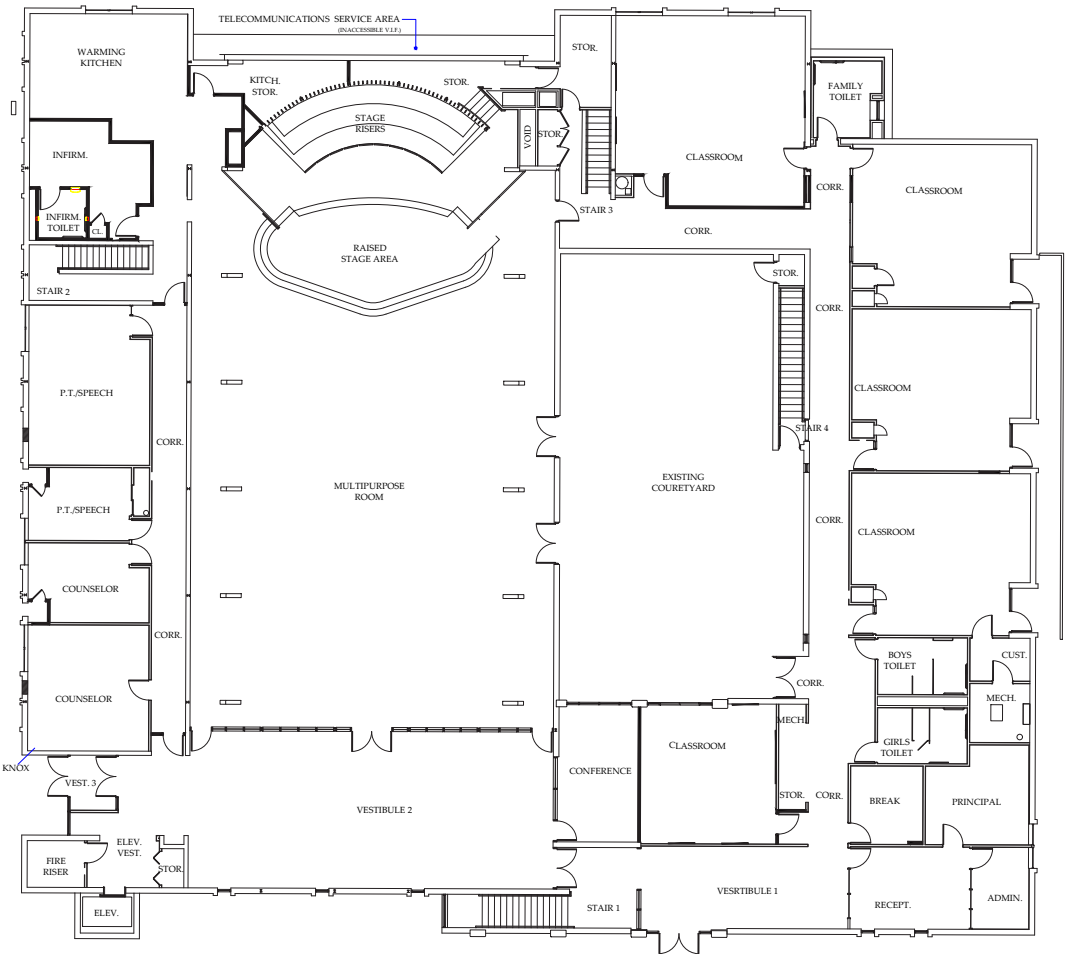
DEMOGRAPHICS 2023

	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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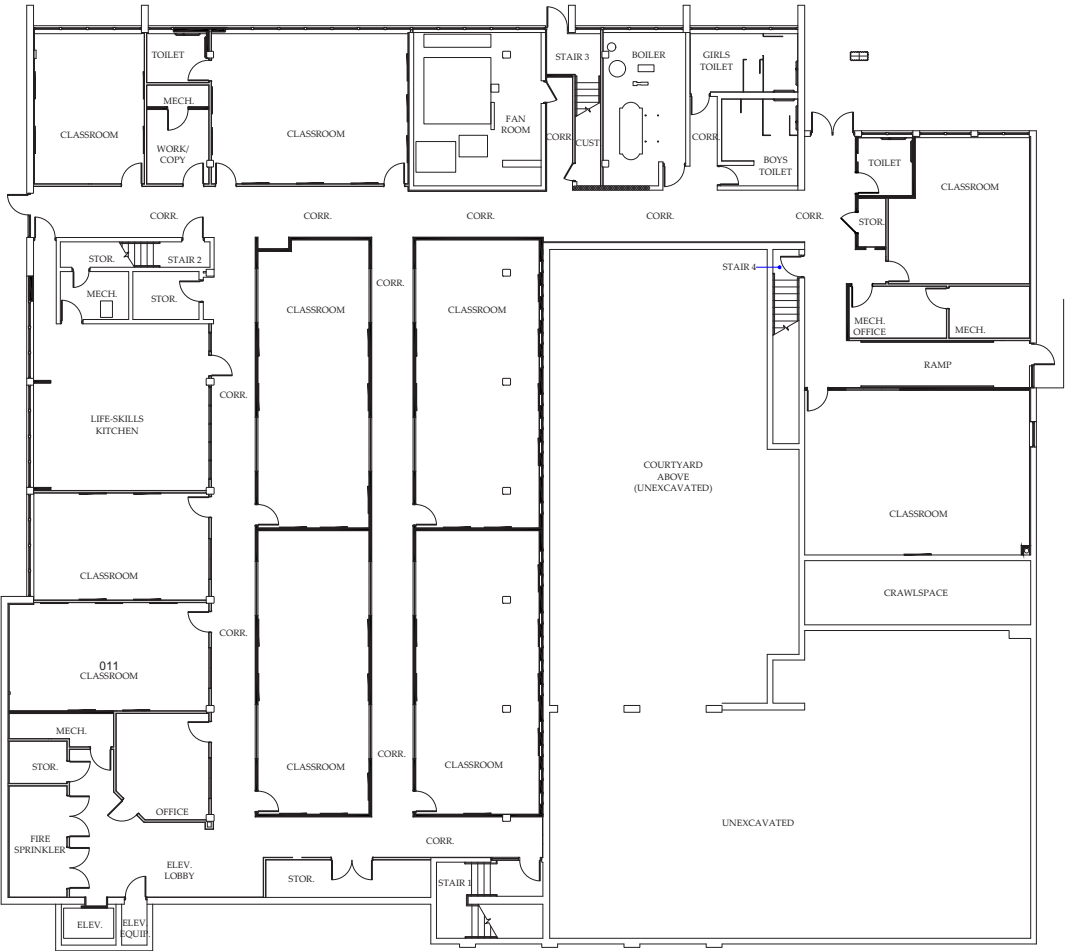
Main Level Floorplan

16,814 SF - AVAILABLE

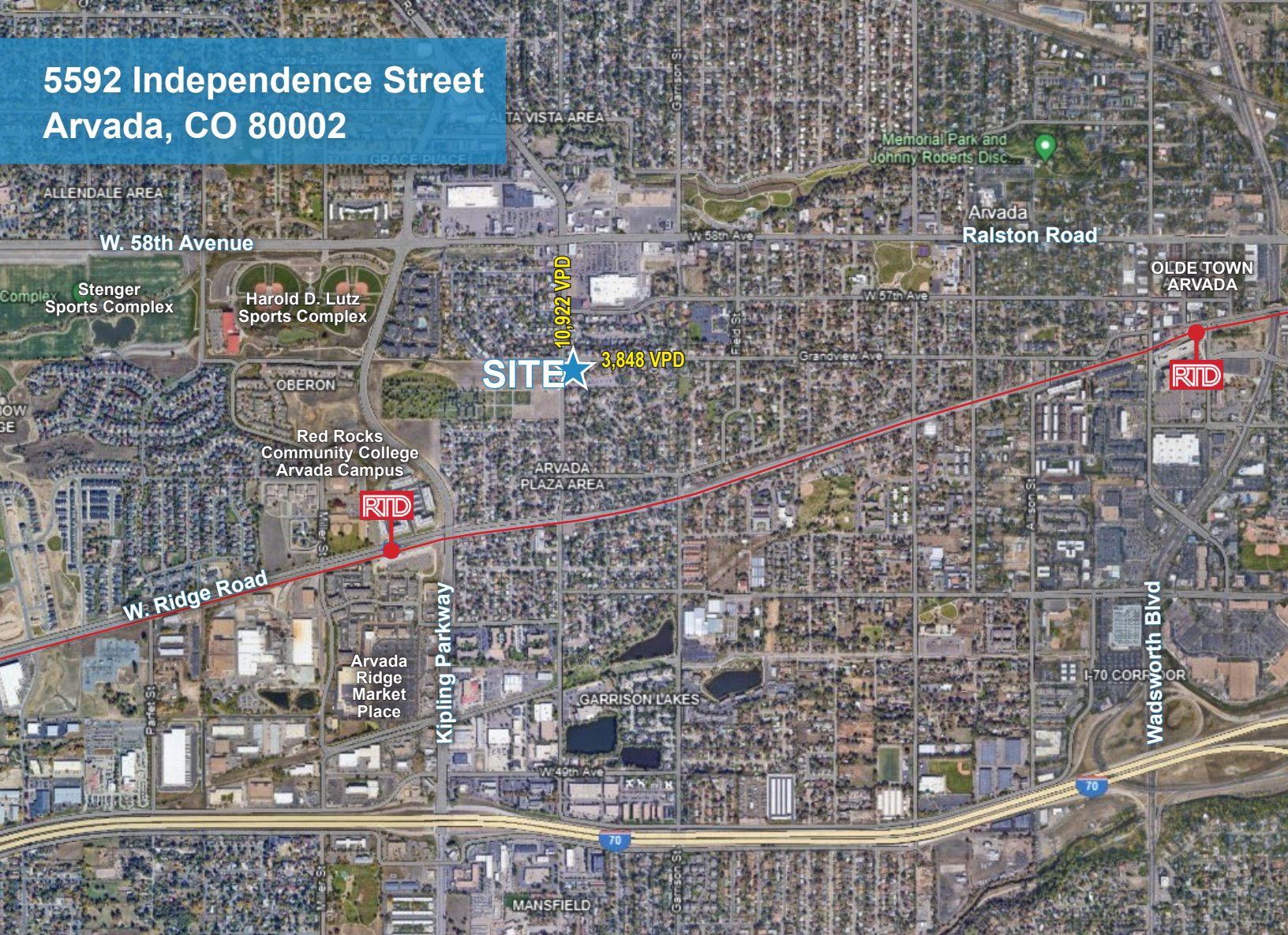


Lower Level Floorplan

14,058 SF - LEASED



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