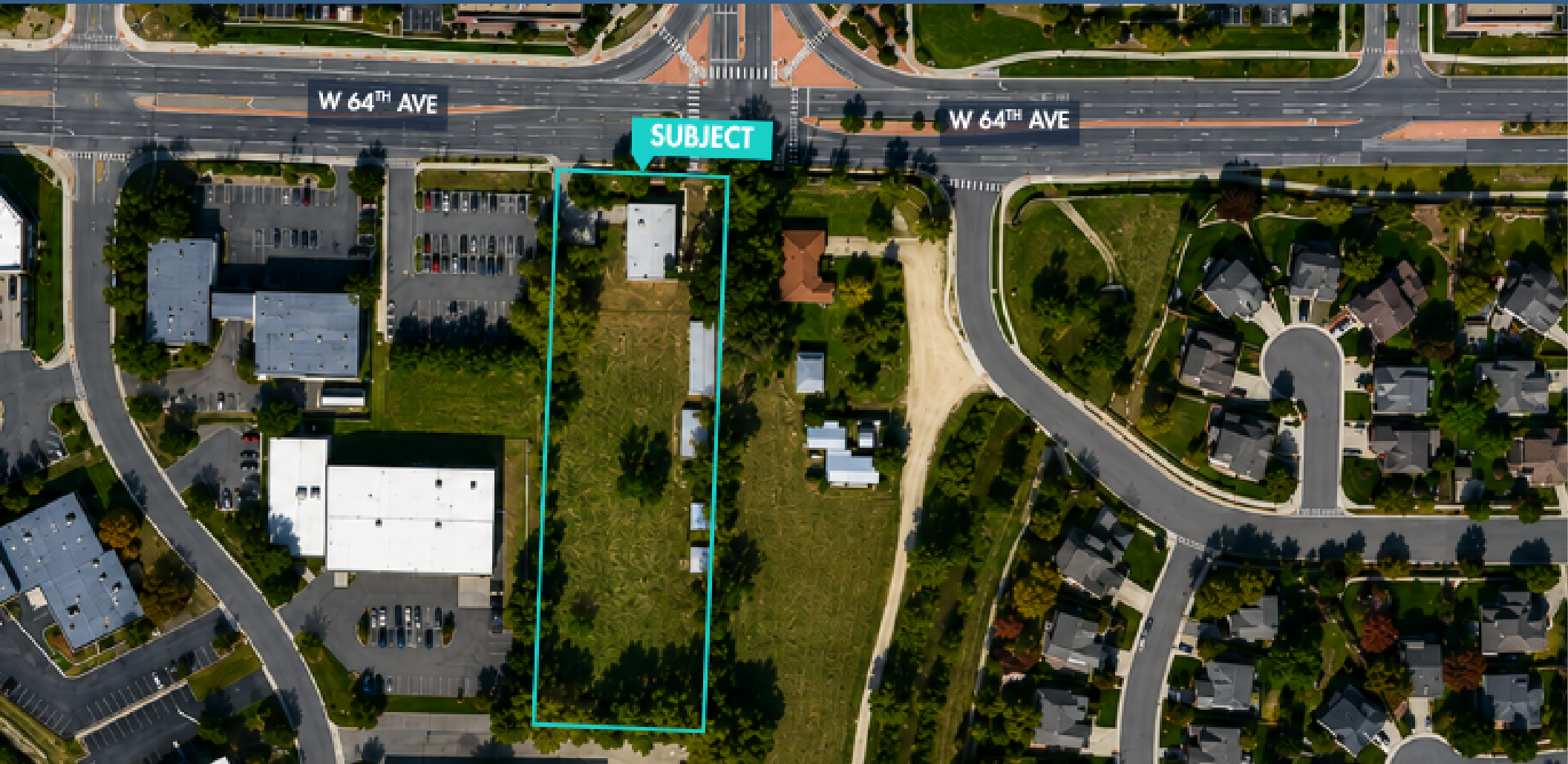


LAND FOR SALE

1.91 ACRES · 82,982 SF



14900 W 64TH AVE

Arvada, CO 80007

Property Highlights

Property Snapshot

Address: 14900 W 64th Avenue
Arvada, CO 80007

Asking Price: \$1,450,000 (\$17.47/SF)

Lot Size: 1.91 Acres, 82,982 SF

Zoning: Zoned A-2 (Jeffco);
commercial potential via
Arvada annexation

Location:

- Direct W 64th Ave frontage at signalized Indiana St
- Candelas & Class A office development North of location
- Grocery-anchored retail nearby

Wide Range of Uses:

- Healthcare - Documented specialty demand
- Retail - Arterial frontage & retail synergy
- Residential - Growing rooftops support mixed-use
- Suitable for single-user, multi-tenant, or phased development

Retail Environment:

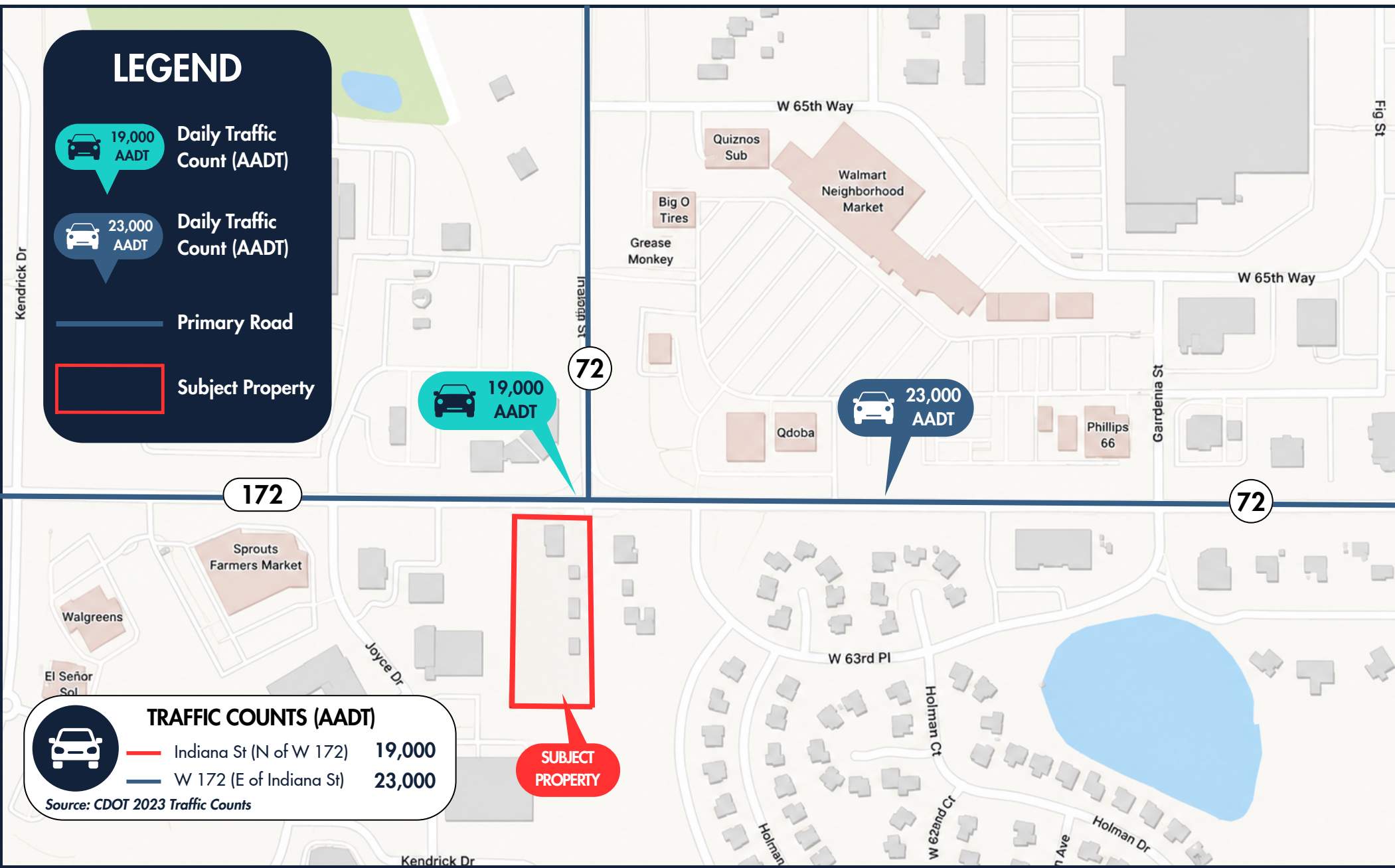
- W 64th Ave frontage just east of the signalized Indiana St intersection

Demographics:

- **\$171K** median household income (ZIP 80007)
- **18K** population | **39** median age
- **122K** residents | Colorado's **7th** - **largest city**

TRAFFIC COUNTS MAP

SUBJECT PROPERTY



DOWNTOWN DENVER
15 MILES

PREMIER REDEVELOPMENT OPPORTUNITY
14900 W 64TH AVENUE
ARVADA, COLORADO 80007



SUBJECT

Signature
Dentistry of Arvada

INDIANA ST

W 64TH AVE

KENDRICK DR

W 64TH AVE



SUBJECT PROPERTY

14900 W 64TH AVE

ARVADA, CO 80007

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