

5255 Marshall St

Arvada, CO 80002



FOR SALE

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For Sale

5255 Marshall St Arvada, CO 80002



Property Description

Fantastic owner-user opportunity to occupy 3,000 SF with stable rental income from the rest of the building. Alternatively, an investor could lease out the two remaining vacancies and have a cash flowing investment. The property has a healthy parking ratio with 31 total parking spaces. Located near retailers such as Chikfila, Costco, and In-and-Out burger.

Highlights

- Very strong rental income in place
- National Tenant in 50% of building
- Contact Broker for a showing today!

Offering Summary

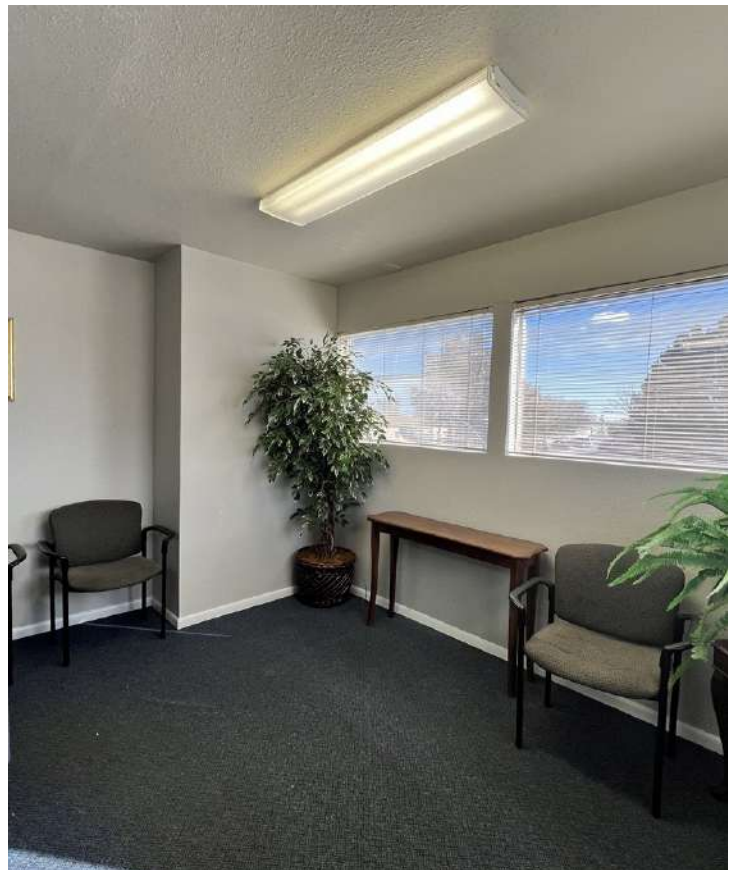
Sale Price:	\$1,100,000
Building Size:	8,518 SF
Available to Occupy	~3000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	329	971	4,990
Total Population	682	2,079	10,610
Average HH Income	\$88,903	\$89,083	\$88,385

For Sale

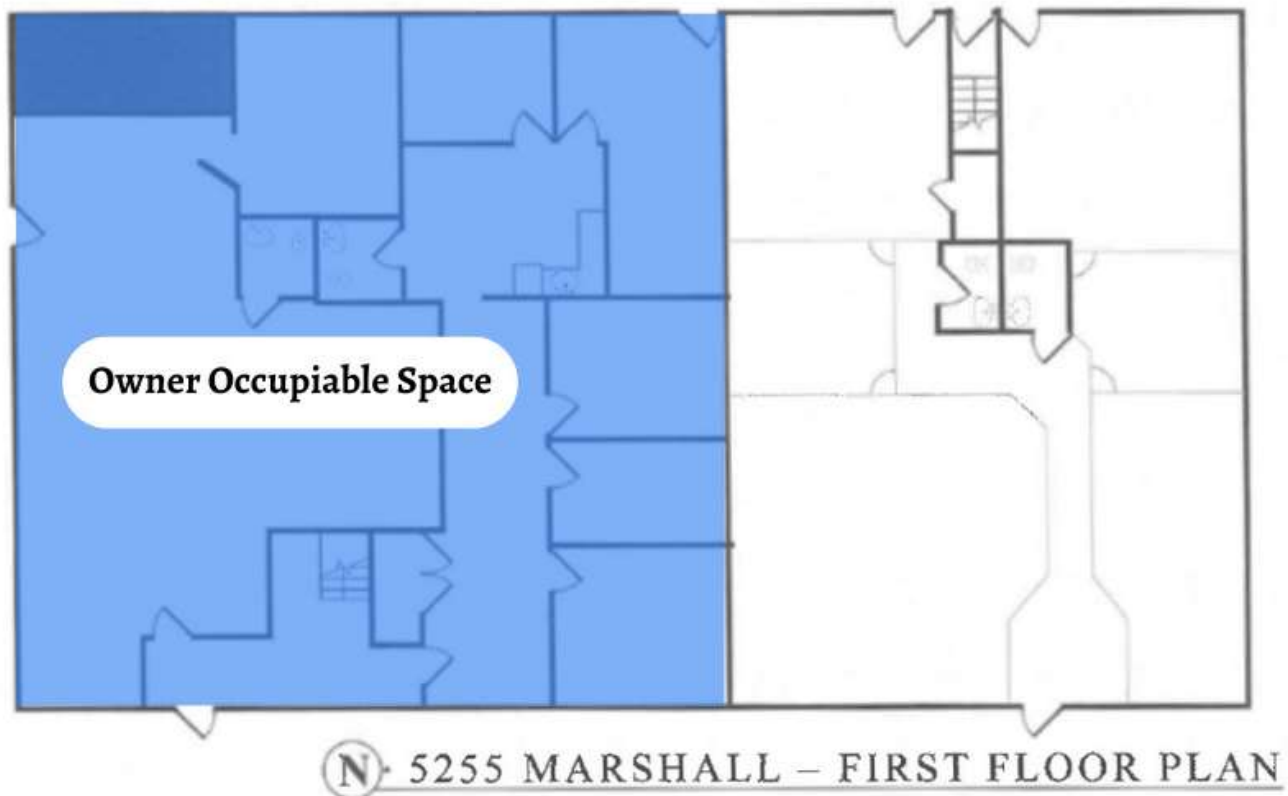
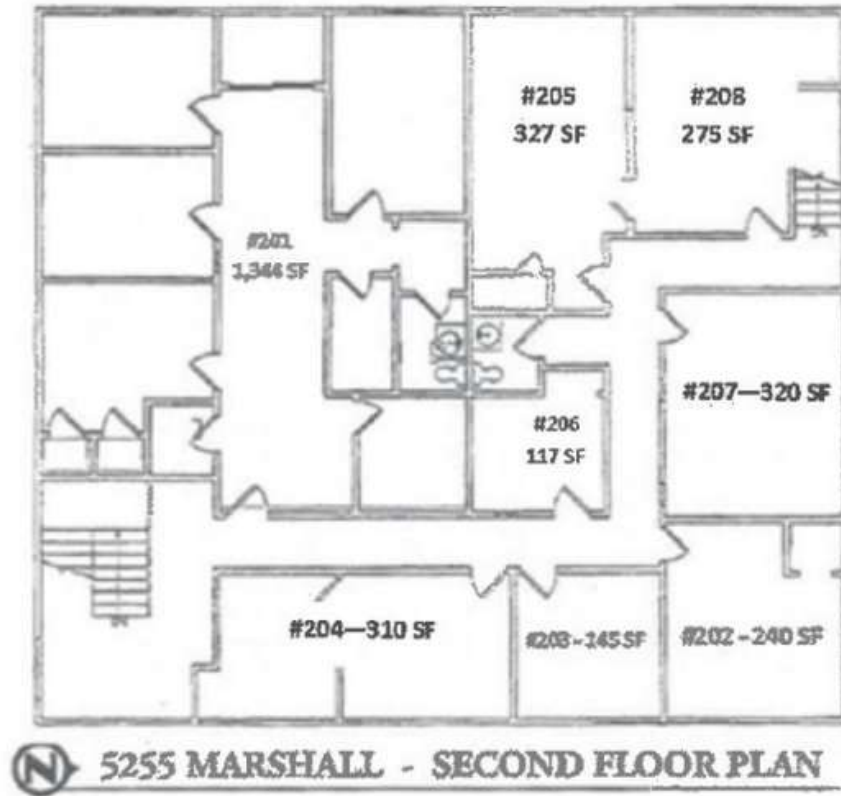
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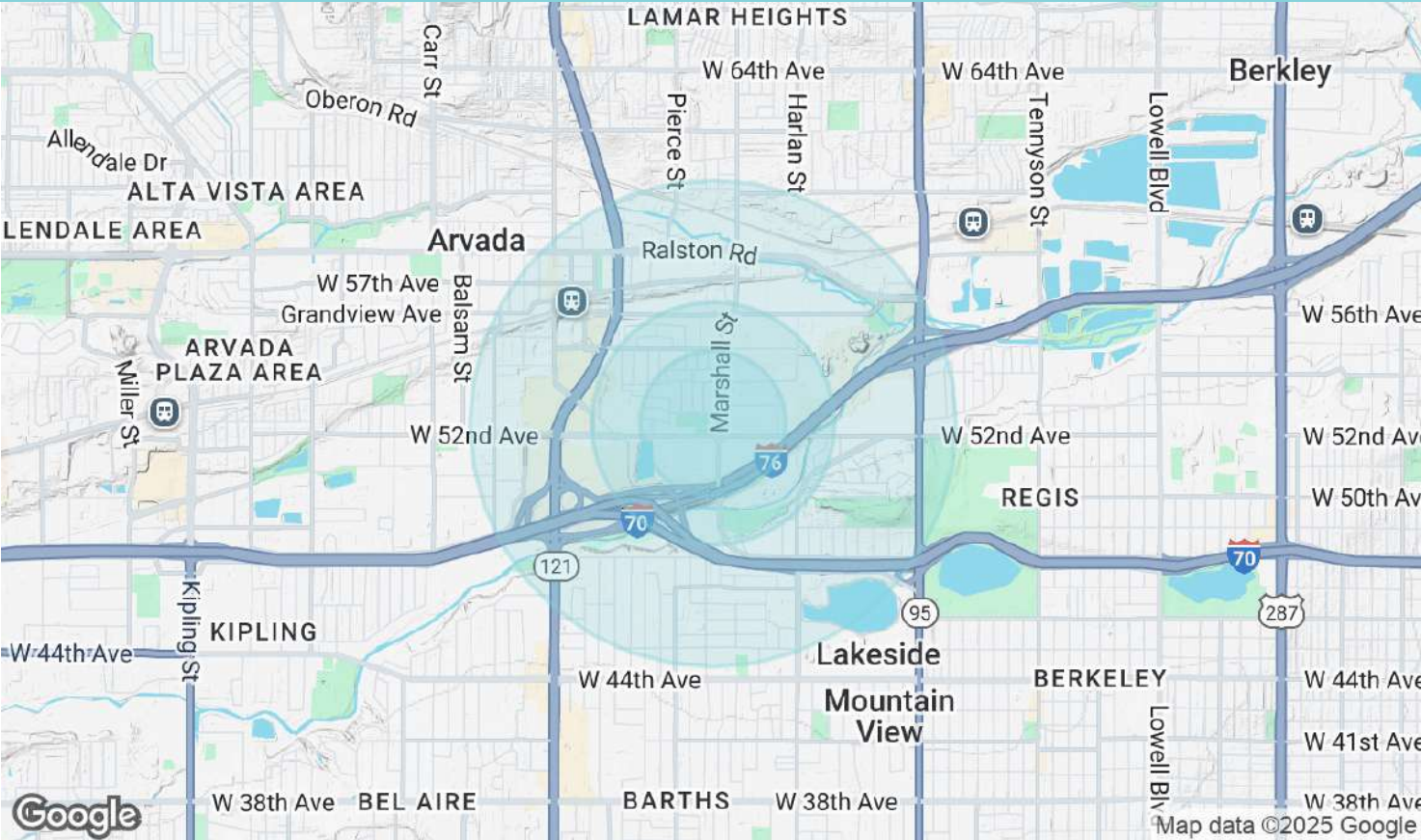
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	682	2,079	10,610
Average Age	40	39	40
Average Age (Male)	38	38	39
Average Age (Female)	41	40	40

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	329	971	4,990
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$88,903	\$89,083	\$88,385
Average House Value	\$472,638	\$471,479	\$599,429

Demographics data derived from AlphaMap