

CLASSROOM SPACE FOR LEASE



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6925 Carr Street | Arvada, CO 80004

(A portion of Denver Church of Christ facility)

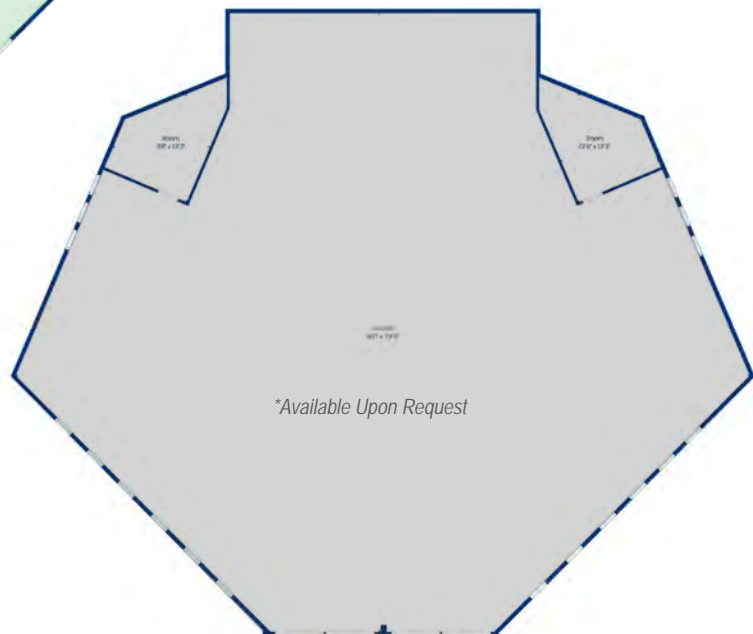
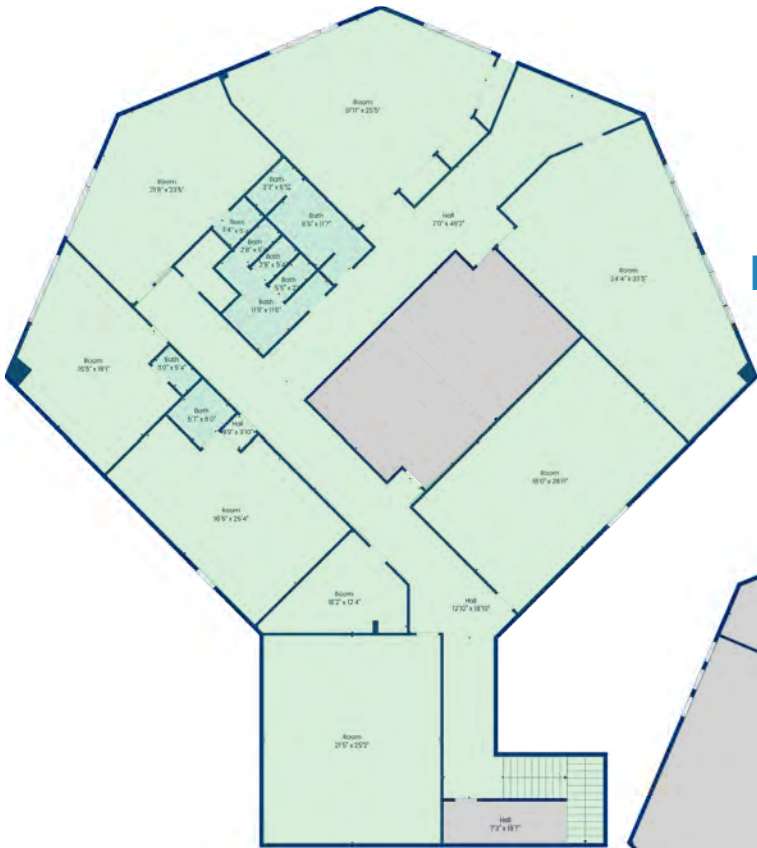
- Approximately 9,000 square feet (divisible)
- Exclusive use of 7-12 Classrooms during weekday business hours; otherwise shared with church during evenings and weekends
- Plumbing (sinks and toilets) to accommodate early childhood
- Cafeteria/multi-purpose room with kitchen
- Outdoor areas available for creation of playground(s)
- Large auditorium for special events or large meetings
- Ample parking on-site
- Close proximity to Arvada High School and 72nd/Wadsworth Intersection

Lease Rate: \$16.00/SF Modified Gross

Included - Common area maintenance, utilities, landlord insurance; Excluded - property taxes, janitorial, and wif

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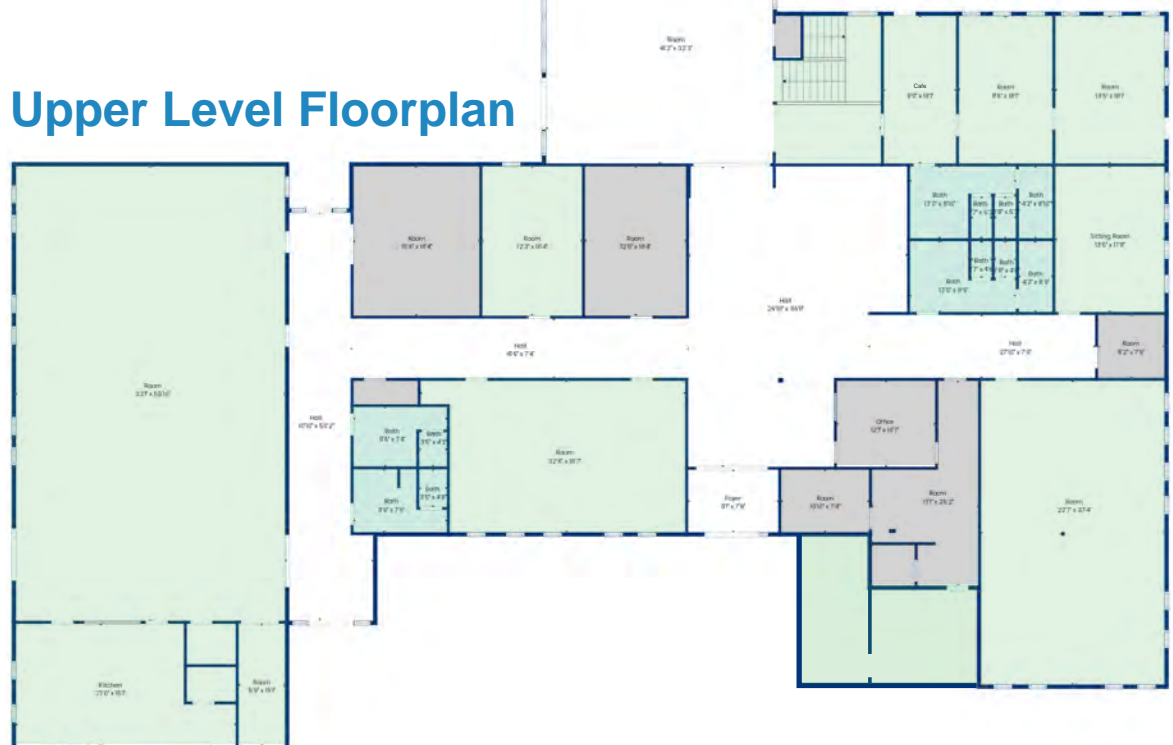
Lower Level Floorplan



**Available Upon Request*

- Available to Tenant
 - Not Available to Tenant

Upper Level Floorplan



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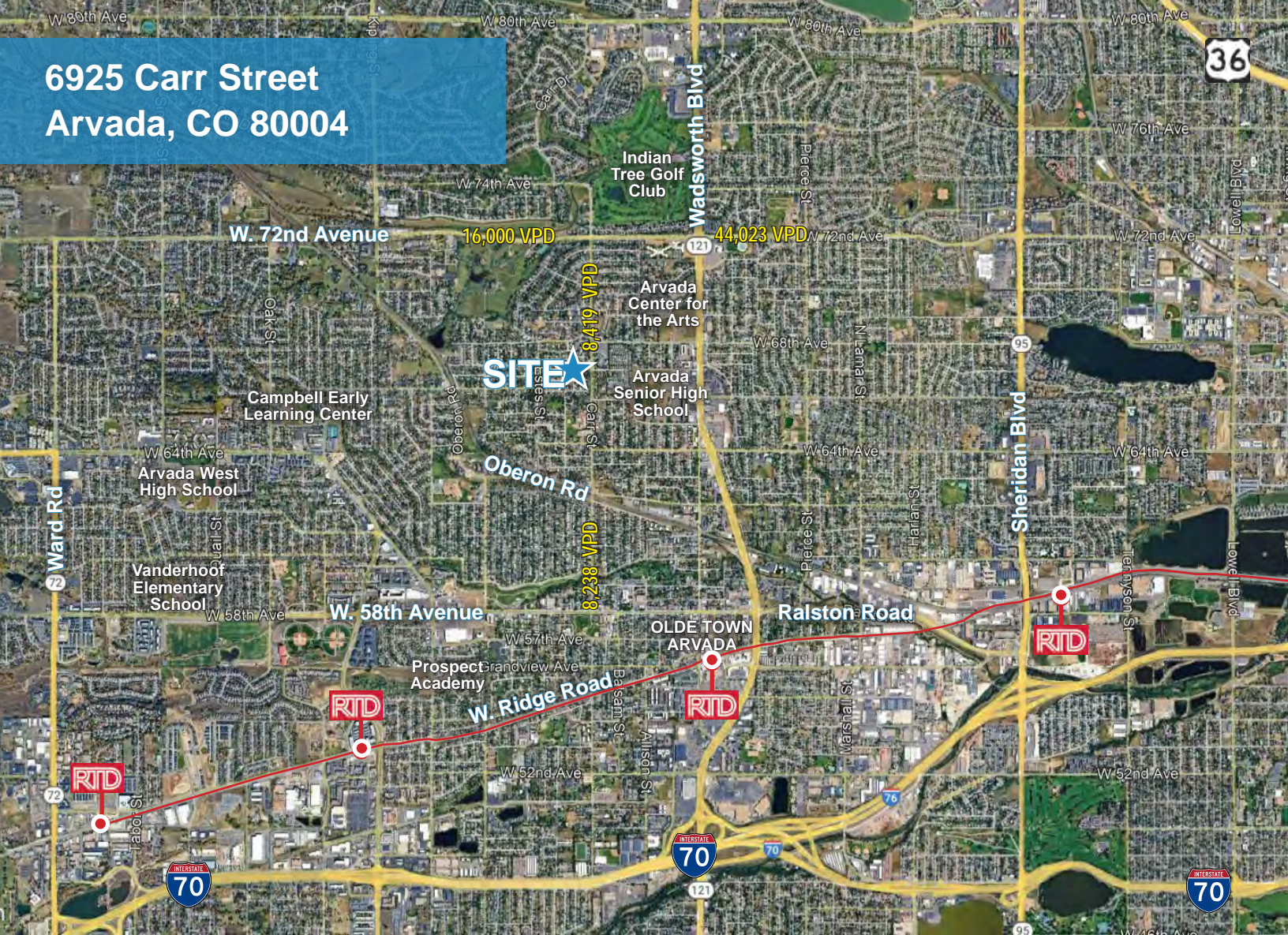


PROPERTY DETAILS	
Building SF	21,295
Lot Size	2.156 Acres
Year Built	1976
Zoning	RN-7.5
Parking	Surface Spaces

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population (2024)	11,873	124,846	296,689
Pop. Age 0-14 (2024)	1,766	19,741	47,843
Total Households (2024)	4,751	51,540	119,793
Average HH Size	2.4	2.3	2.4
Median HH Income	\$94,248	\$81,793	\$85,978



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