

FLEX/OFFICE/LIGHT INDUSTRIAL FOR LEASE

**5960 JAY ST**

5960 JAY STREET, ARVADA, CO 80003



**FLEX/OFFICE/LIGHT INDUSTRIAL FOR LEASE**

**TRINITY TEAM @ KELLER WILLIAMS**

11859 PECOS ST., Suite #200  
Westminster, CO 80234



Each Office Independently Owned and Operated

**PRESENTED BY:**

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# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

<b>BUILDING SF:</b>	14,160 S/F
<b>LEASE RATE:</b>	\$11.50 S/F + \$6.74 NNN
<b>AVAILABLE SF:</b>	4,910 S/F
<b>DOCK DOORS:</b>	1
<b>GRADE DOORS:</b>	1
<b>LOT SIZE:</b>	1.1 Acres
<b>SPRINKLERS:</b>	Yes
<b>YEAR BUILT:</b>	1986
<b>ZONING:</b>	IL (Industrial, Light)

## Property Description

Desirable Flex/Office/Warehouse Space – 4,910 SF Available in Arvada!  
Discover this hard-to-find space, perfect for your growing business, conveniently located in the heart of Arvada, just off 60th Avenue and Sheridan Boulevard. Benefit from easy access to I-76 and be just minutes away from Downtown Denver and the stunning Front Range.

Perfectly suited for: Office Use, Showroom displays, Research & Development (R&D), Small-scale manufacturing, warehouse and distribution.

Features include: (1) 10' x 10' drive-in door, (1) 10' x 10' dock-high door, Warehouse space for optimal functionality.

Located in the heart of Arvada, a desirable city with a rich history and a thriving community. Known for its charming Olde Town district, Arvada offers a mix of local shops, dining, and cultural attractions. The city is also home to beautiful parks, trails, and outdoor spaces, making it a great place to work and live. With its proximity to Denver and the Front Range, Arvada provides the perfect balance of urban convenience and scenic beauty.

This hard-to-find space combines convenience, efficiency, and opportunity, making it perfect for businesses of all types.

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# PROPERTY PHOTOS

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## SPACE HIGHLIGHTS

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### SPACE Highlights

- Two Spacious Conference Rooms: Perfect for meetings, brainstorming sessions, and client presentations.
- Multiple Professional Private Offices: Designed for productivity and focus, ensuring a professional environment for your team.
- Expansive Warehouse Space: Includes both a dock-high door and a drive-in door for seamless logistics. Features a large mezzanine, three offices, and a bathroom, combining functionality and convenience.
- Professional & Welcoming Reception Area: Create a lasting first impression with a polished, inviting space for guests and clients.
- Kitchenette: Ideal for quick meals or coffee breaks to keep your team energized
- Shared Workspace: Flexible areas to foster collaboration and teamwork.

This combination of features offers versatility and efficiency, tailored to meet the needs of any modern business.

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# FLOORPLANS

## 5960 JAY STREET

### Building Sketch

Suite A/B

Upper Level

### Office Network Configuration

Not to Scale

Suite C

Suite D/E

Suite F/G

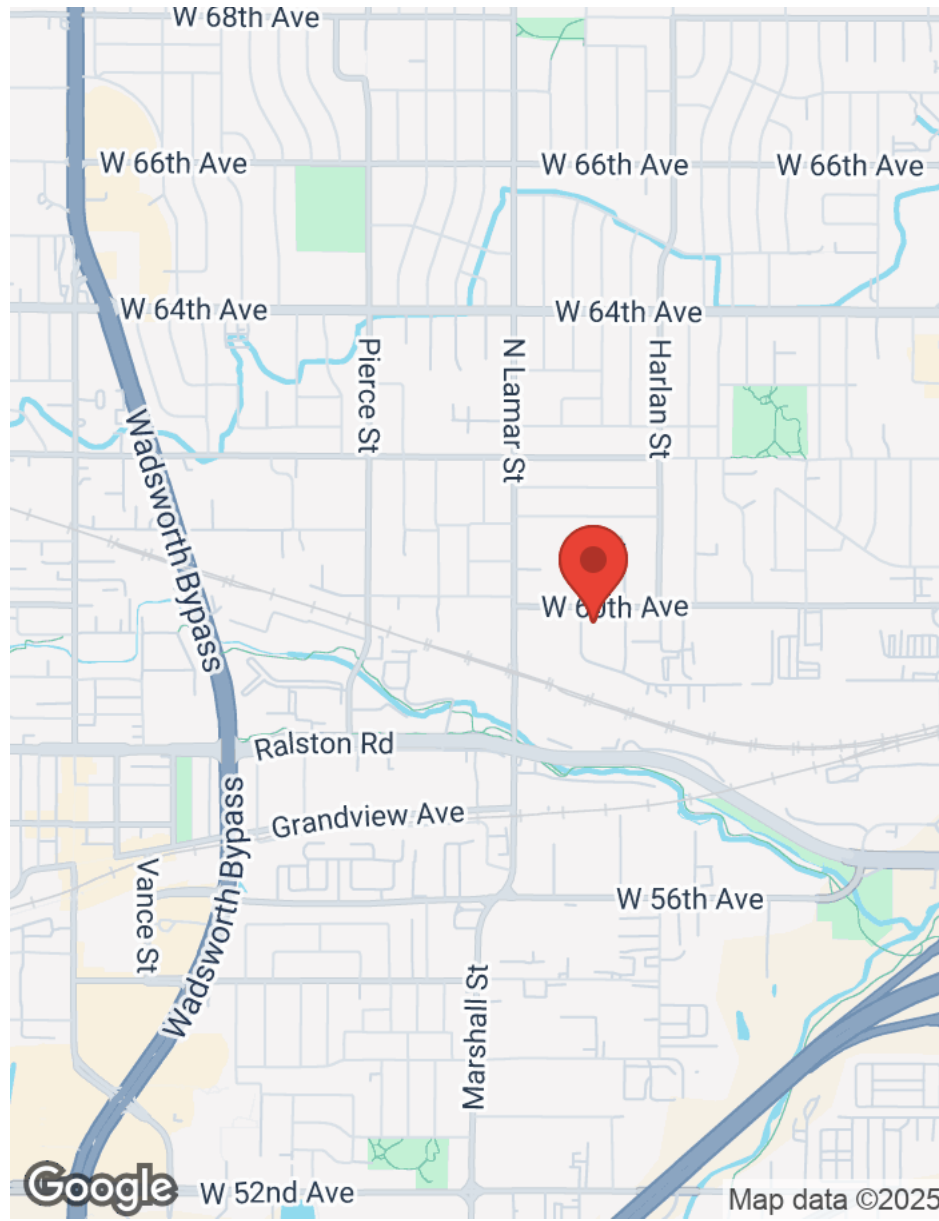
5960 Jay Street & 6130 West 60th Avenue





## LOCATION MAPS

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## AERIAL MAP

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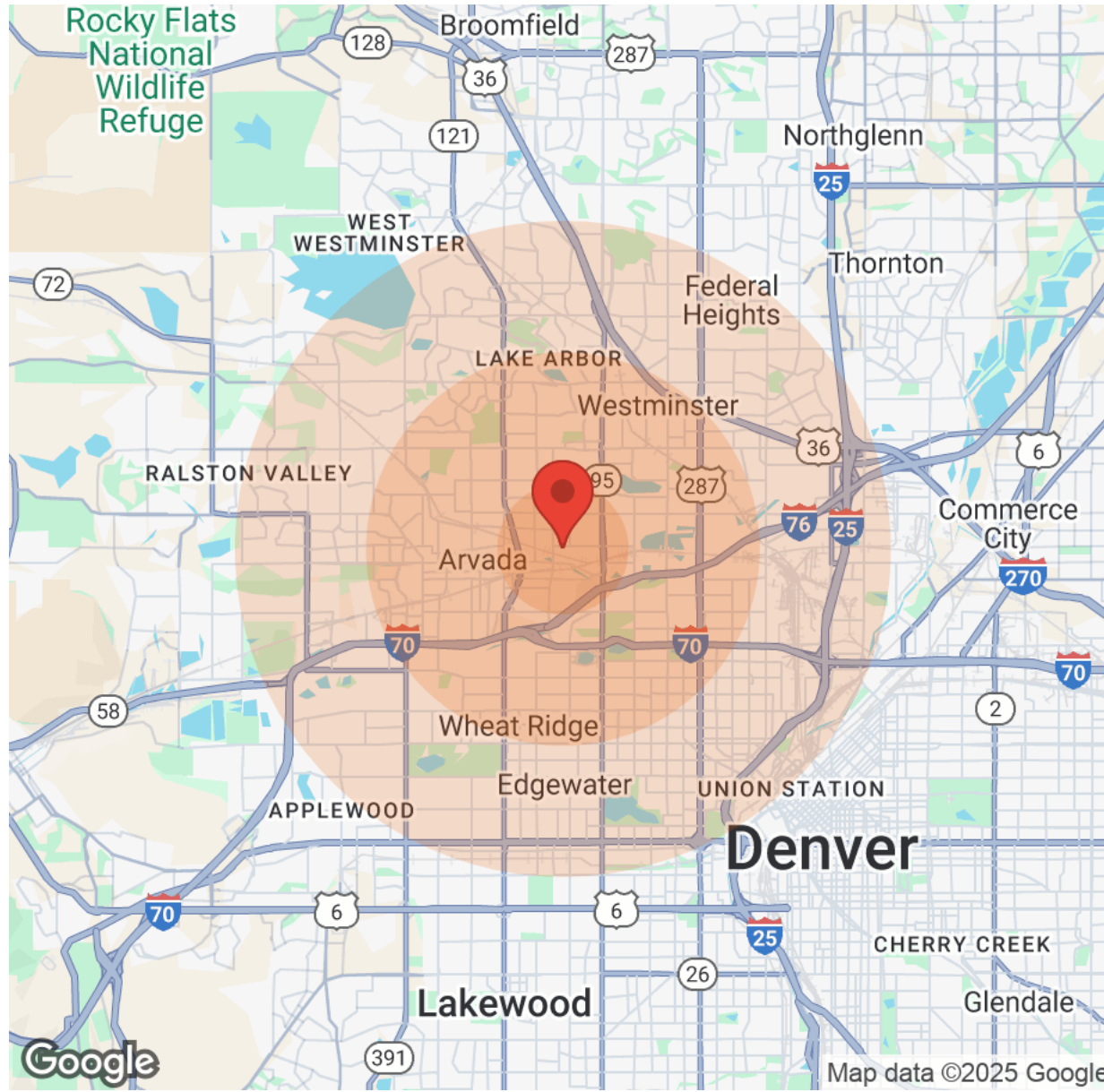
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	6,719	60,492	163,347
Female	6,677	62,050	166,060
Total Population	13,396	122,542	329,407

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,678	23,019	64,471
Ages 15-24	1,777	14,538	39,273
Ages 25-54	5,297	49,533	134,176
Ages 55-64	1,670	15,569	40,660
Ages 65+	1,974	19,883	50,827

Race	1 Mile	3 Miles	5 Miles
White	11,485	104,011	271,638
Black	49	575	2,346
Am In/AK Nat	31	396	1,410
Hawaiian	N/A	1	3
Hispanic	4,036	36,359	110,023
Multi-Racial	3,302	31,720	99,732

Income	1 Mile	3 Miles	5 Miles
Median	\$50,633	\$50,942	\$49,971
< \$15,000	459	6,225	16,575
\$15,000-\$24,999	559	6,306	16,560
\$25,000-\$34,999	612	5,894	14,911
\$35,000-\$49,999	986	7,835	20,552
\$50,000-\$74,999	1,128	10,606	26,596
\$75,000-\$99,999	686	6,415	16,862
\$100,000-\$149,999	545	5,644	15,369
\$150,000-\$199,999	80	1,490	5,023
> \$200,000	67	608	2,598

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,739	56,228	149,215
Occupied	5,493	53,211	140,111
Owner Occupied	3,615	32,376	82,681
Renter Occupied	1,878	20,835	57,430
Vacant	246	3,017	9,104

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