

FOR SALE OR LEASE:
Prime Hard-Corner Retail

6395 SHERIDAN BLVD

Arvada, CO 80003

PRESENTED BY:

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An aerial photograph of a Walgreens retail store. The building is a single-story structure with a flat roof and a prominent entrance canopy. The roof is covered with solar panels. The parking lot is paved and contains several vehicles. In the background, other commercial buildings and a residential area are visible under a clear sky.



PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

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PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	6395 Sheridan Blvd
CITY, STATE, ZIP	Arvada, CO 80003
COUNTY	Jefferson
MARKET	Denver
SUB-MARKET	Arvada/Northwest
CROSS-STREETS	Sheridan Blvd & 64th Ave
POPULATION	Over 395,000 Residents Within 5 Miles

BUILDING INFORMATION

BUILDING SIZE	13,500 SF
TENANCY	Single
DRIVE THRU ACCESS	Yes
NUMBER OF FLOORS	1
YEAR BUILT	1995
CONSTRUCTION	Reinforced Concrete Frame

PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	MX-U
LOT SIZE	1.492 Acres
APN #	39-121-22-001
CORNER PROPERTY	Yes
TRAFFIC COUNTS	59,700 +/- AADT
TRAFFIC COUNT STREET	Sheridan and W 64th

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SITE PLAN



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ADDITIONAL PHOTOS



PRIME HARD CORNER RETAIL | 6395 Sheridan Blvd Arvada, CO 80003

SVN | DENVER COMMERCIAL 6

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Indian Tree Golf Course

Wadsworth Blvd.

Sheridan Blvd.



SUBJECT PROPERTY
6395 Sheridan Blvd
Arvada, CO

W 64th Ave



Westminster Station - B Line



OLDE TOWN
ARVADA



Olde Town Arvada - G Line

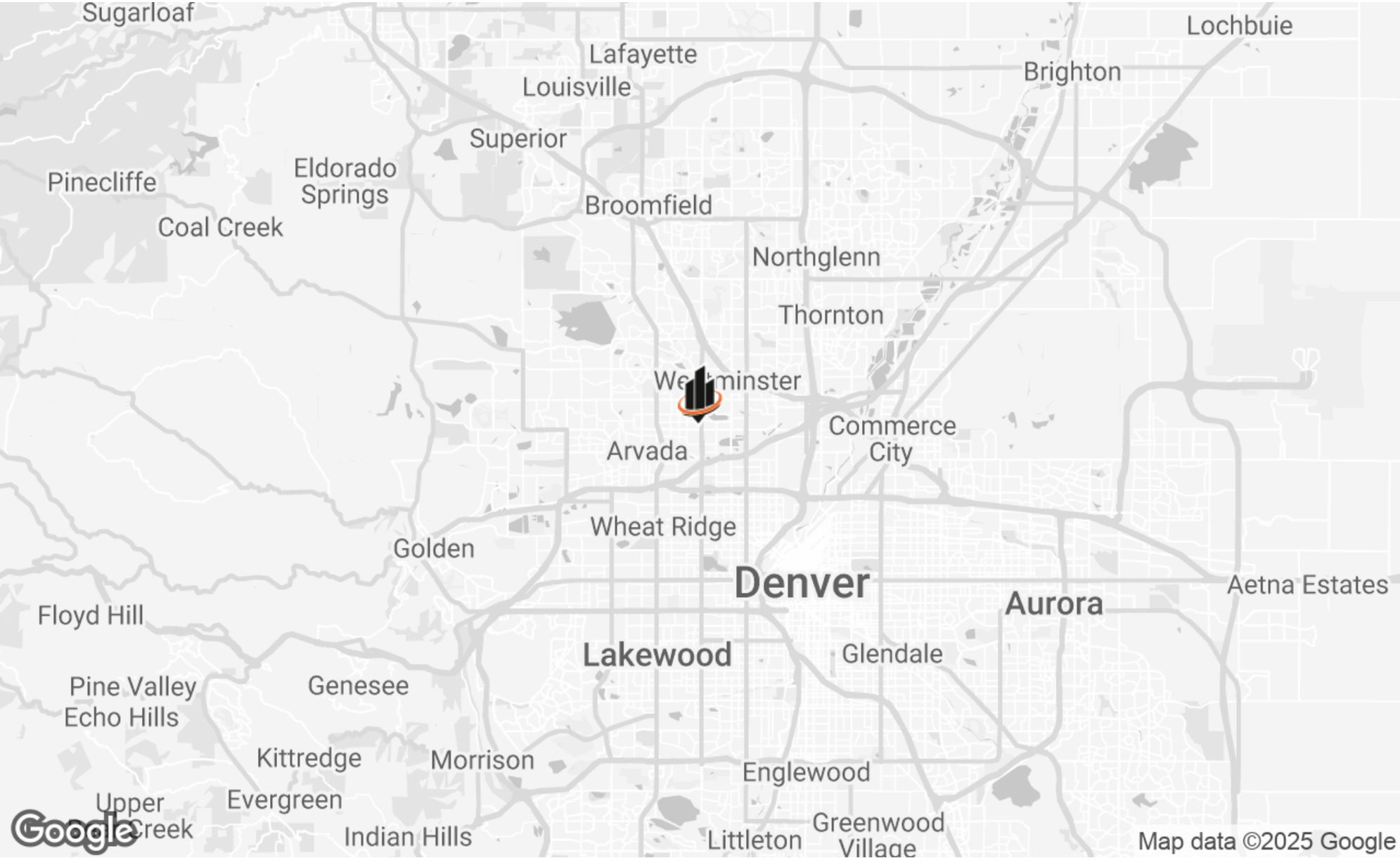


Arvada Station - G Line



Willis Case Golf Course

REGIONAL MAP



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COMMUNITY SUMMARY

6395 Sheridan Blvd, Arvada, Colorado, 80003
Ring of 3 miles

133,033	-0.40%	2.42	75.1	37.7	\$89,430	\$606,081	\$233,015	19.4%	65.1%	15.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



15.5%
Services

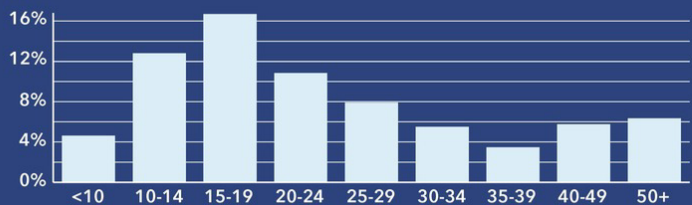


21.2%
Blue Collar

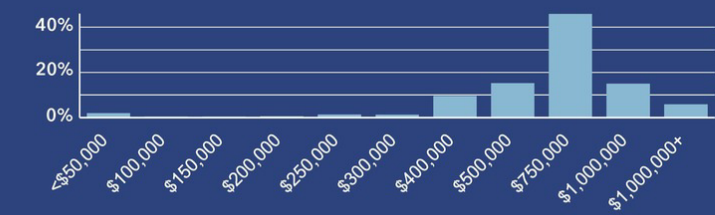


63.4%
White Collar

Mortgage as Percent of Salary



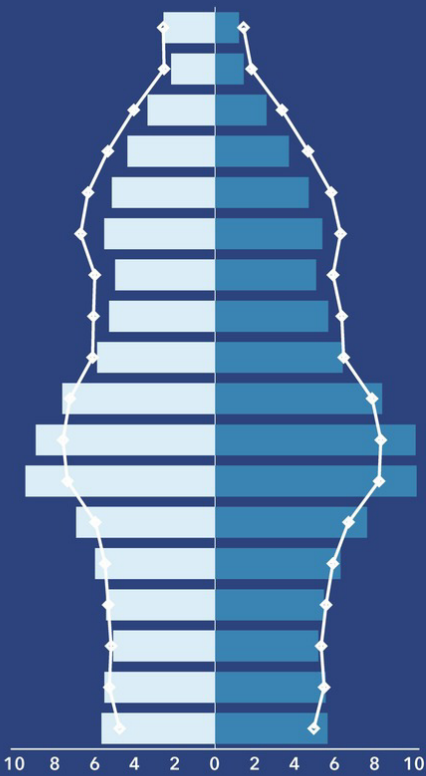
Home Value



Household Income

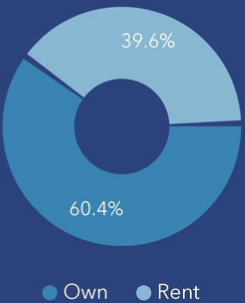


Age Profile: 5 Year Increments

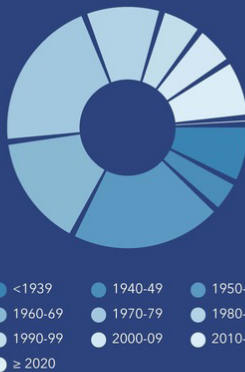


Dots show comparison to Jefferson County

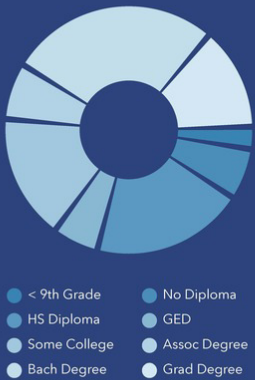
Home Ownership



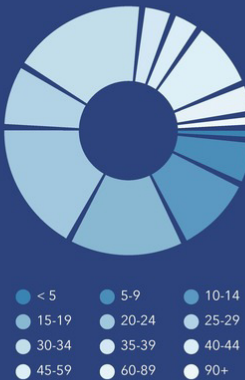
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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DEMOGRAPHICS MAP & REPORT

POPULATION

1 MILE3 MILES5 MILES

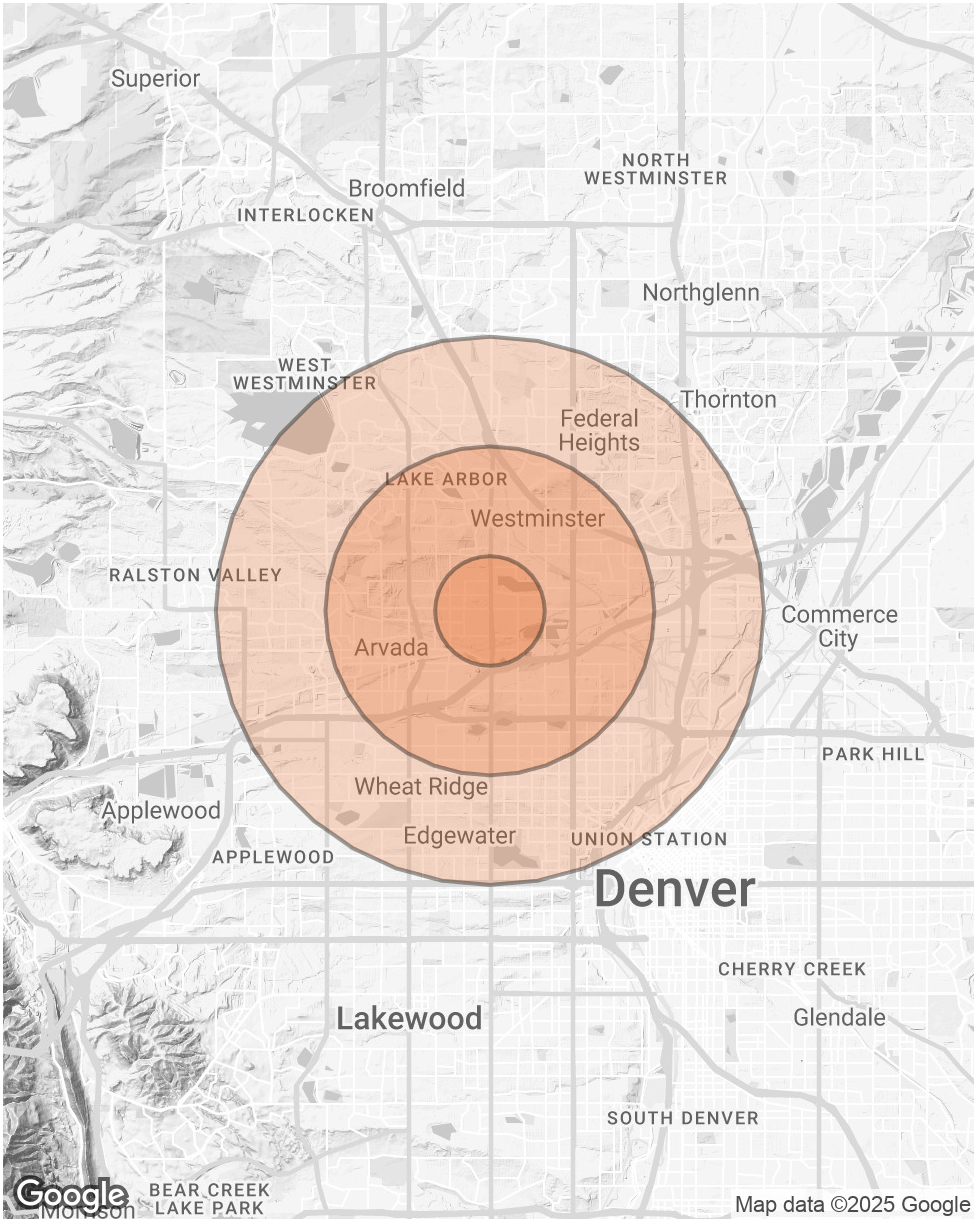
TOTAL POPULATION	12,766	134,058	395,639
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	42	41	40

HOUSEHOLDS & INCOME

1 MILE3 MILES5 MILES

TOTAL HOUSEHOLDS	4,841	53,795	165,124
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$105,672	\$104,210	\$114,743
AVERAGE HOUSE VALUE	\$602,423	\$613,120	\$624,173

Demographics data derived from AlphaMap



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