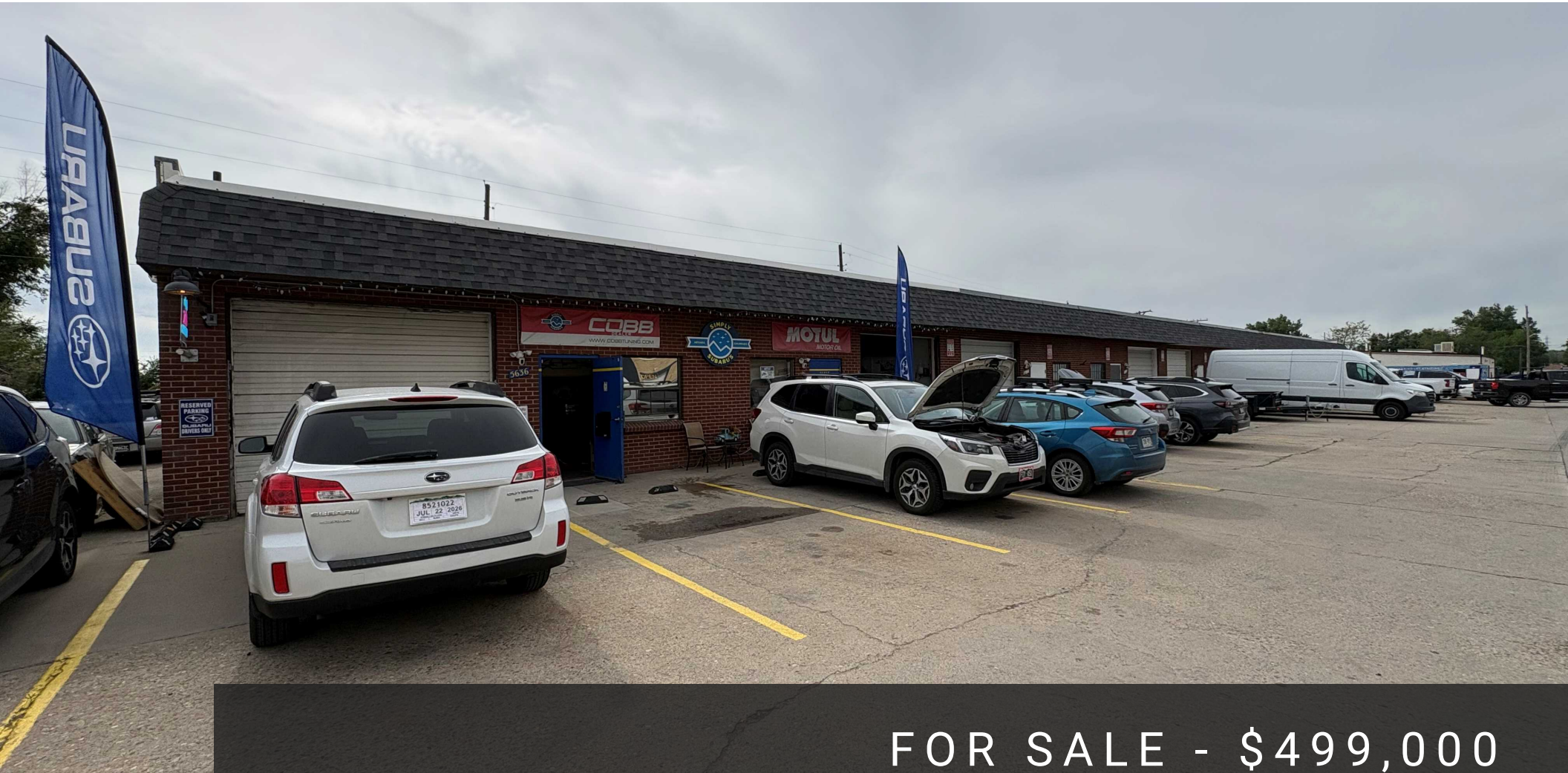


# 5634-5636 NEWLAND WAY INDUSTRIAL CONDOS

5634 - 5636 NEWLAND WAY, ARVADA, CO 80002



FOR SALE - \$499,000

5261 Quebec Street, Suite 200  
Greenwood Village, Colorado 80111



**PRESENTED BY:**

**PHIL KUBAT**  
Principal & Managing Broker  
office: (720) 909-8557  
cell: (303) 981-1936  
phil@transworldcre.com  
CO - ER100016698, TX - 759206

**BASEL FLEISCHLI**  
Commercial Real Estate Broker  
970-223-9586  
bfleischli@transworldcre.com

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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**PHIL KUBAT**

PRINCIPAL & MANAGING BROKER

O: (720) 909-8557

C: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

**BASEL FLEISCHLI**

COMMERCIAL REAL ESTATE BROKER

O: 970-223-9586

bfleischli@transworldcre.com

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# PROPERTY SUMMARY

Newland Way Industrial Condos  
5634 - 5636 Newland Way | Arvada, CO 80002



## Design Highlights

|                |                         |
|----------------|-------------------------|
| Property Type: | Industrial Condos       |
| Price:         | \$499,000               |
| Building SF:   | 3,012                   |
| Lot Size:      | .064 AC                 |
| Zoning:        | Light Industrial - (IL) |
| Year Built:    | 1974                    |
| City:          | Arvada                  |
| County:        | Jefferson               |

## Property Overview

The industrial condos at Newland Way in Arvada, CO, offer a versatile and functional space suitable for various industrial or commercial purposes. These units feature open-plan layouts and easy access for loading and unloading with roll-up doors. The property provides drive-in access, making it ideal for manufacturing, distribution, automotive, or light industrial operations.

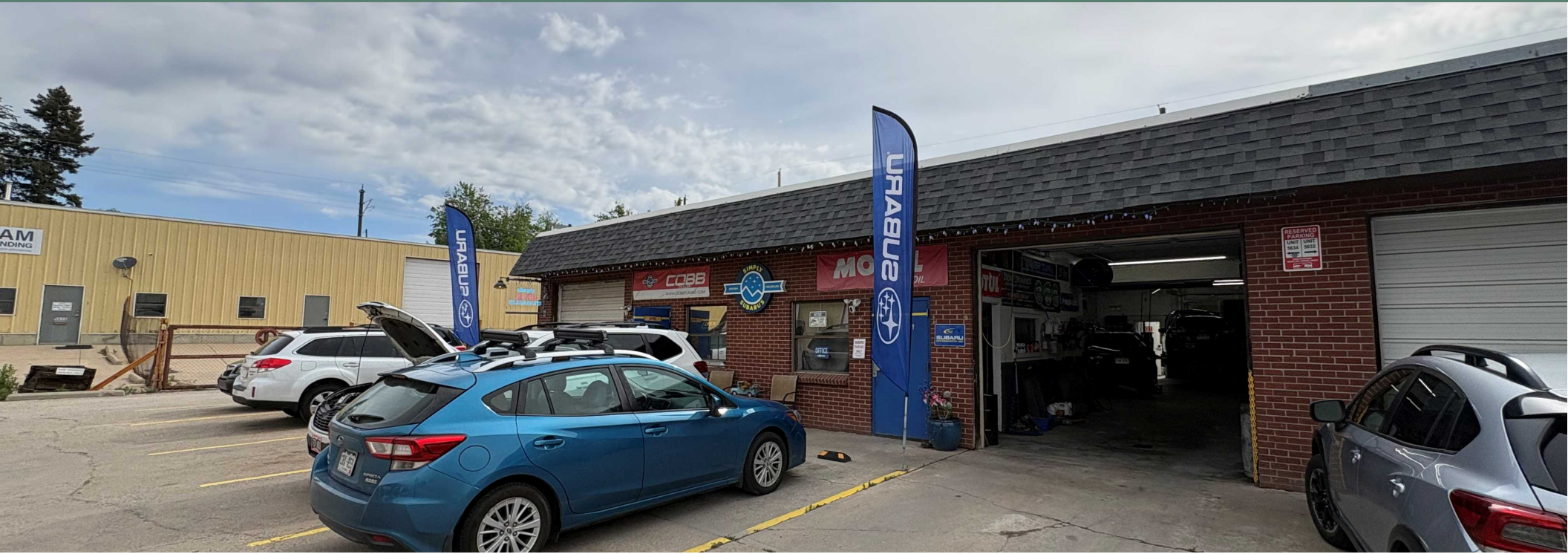
## Location Overview

Located in a strategic industrial park in Arvada, the site offers excellent proximity to major highways, including I-70 and I-76, ensuring convenient transportation and logistics. Overall, these condos present a practical solution for businesses seeking affordable, flexible industrial space in the Denver metropolitan area.

# PROPERTY PHOTOS

Newland Way Industrial Condos

5634 - 5636 Newland Way | Arvada, CO 80002



# PROPERTY PHOTOS

Newland Way Industrial Condos  
5634 Newland Way | Arvada, CO 80002



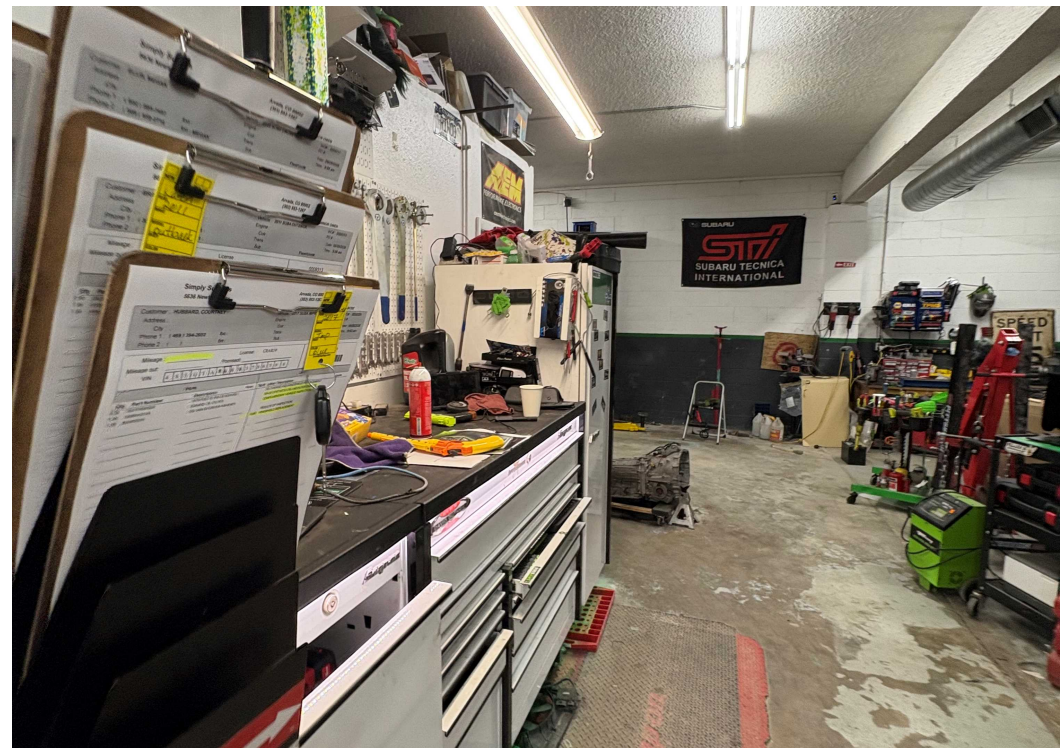
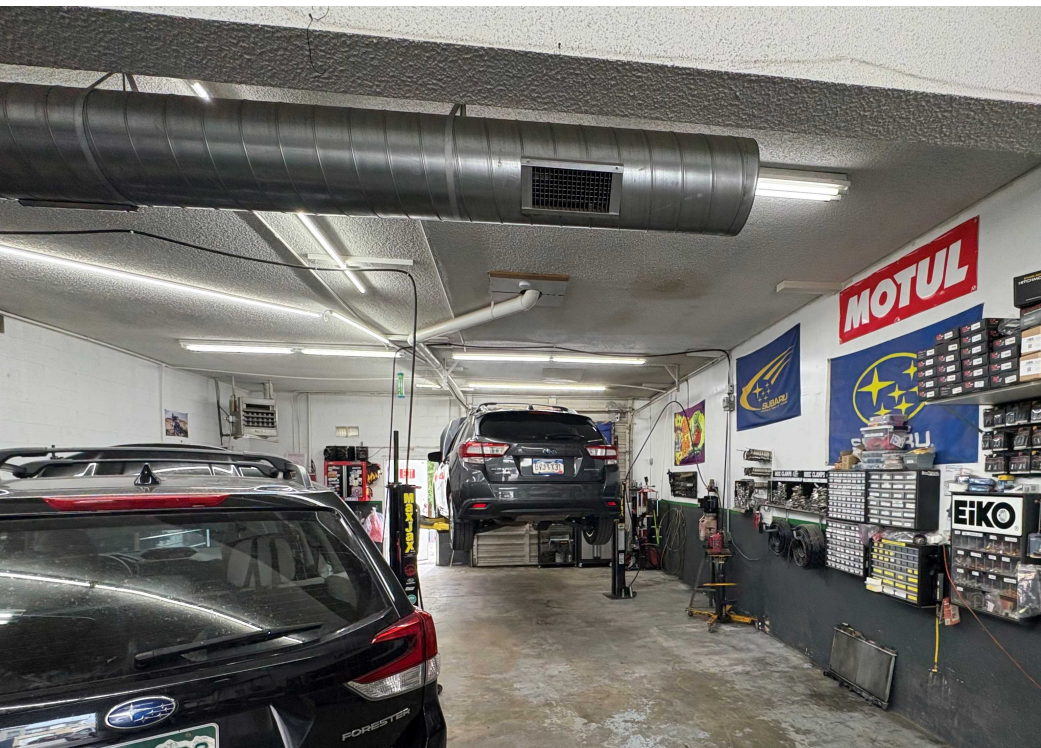
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5634 Newland Way | Arvada, CO 80002



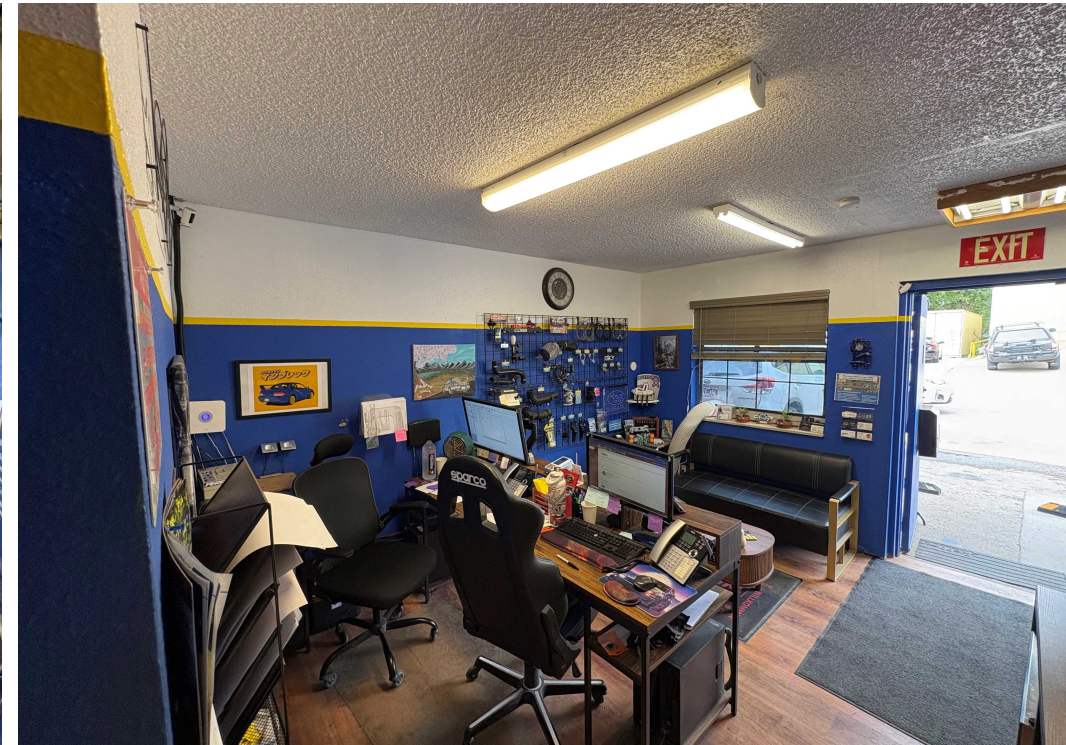
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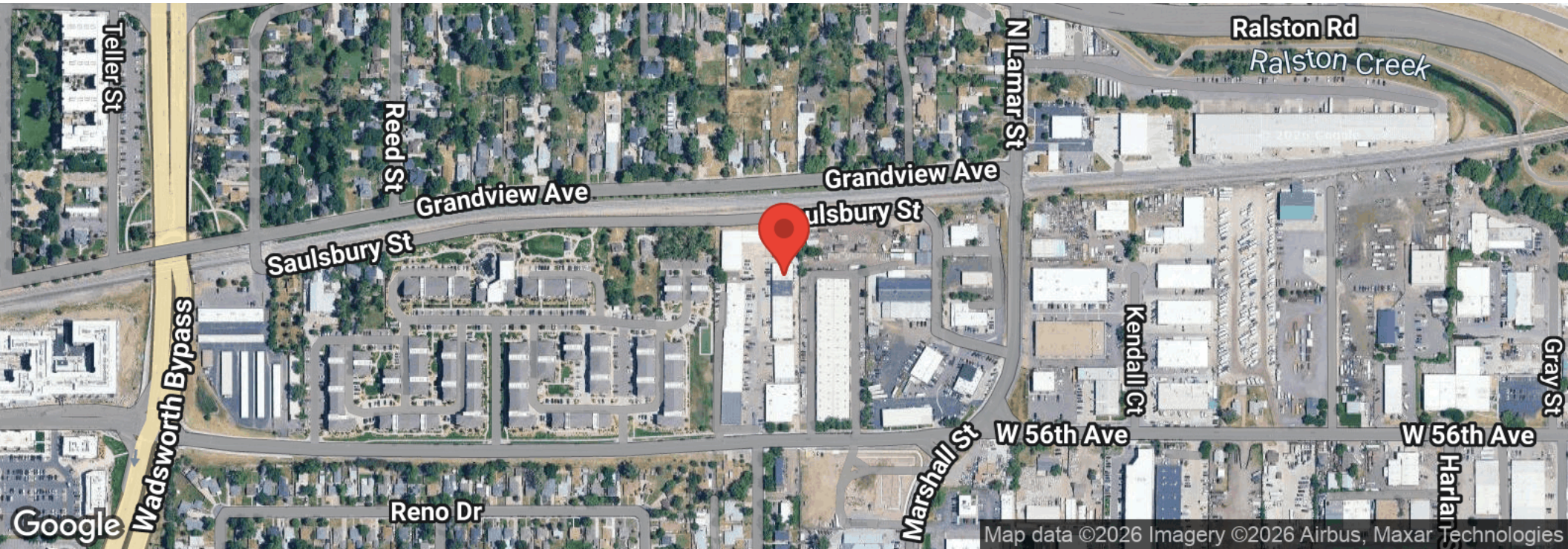
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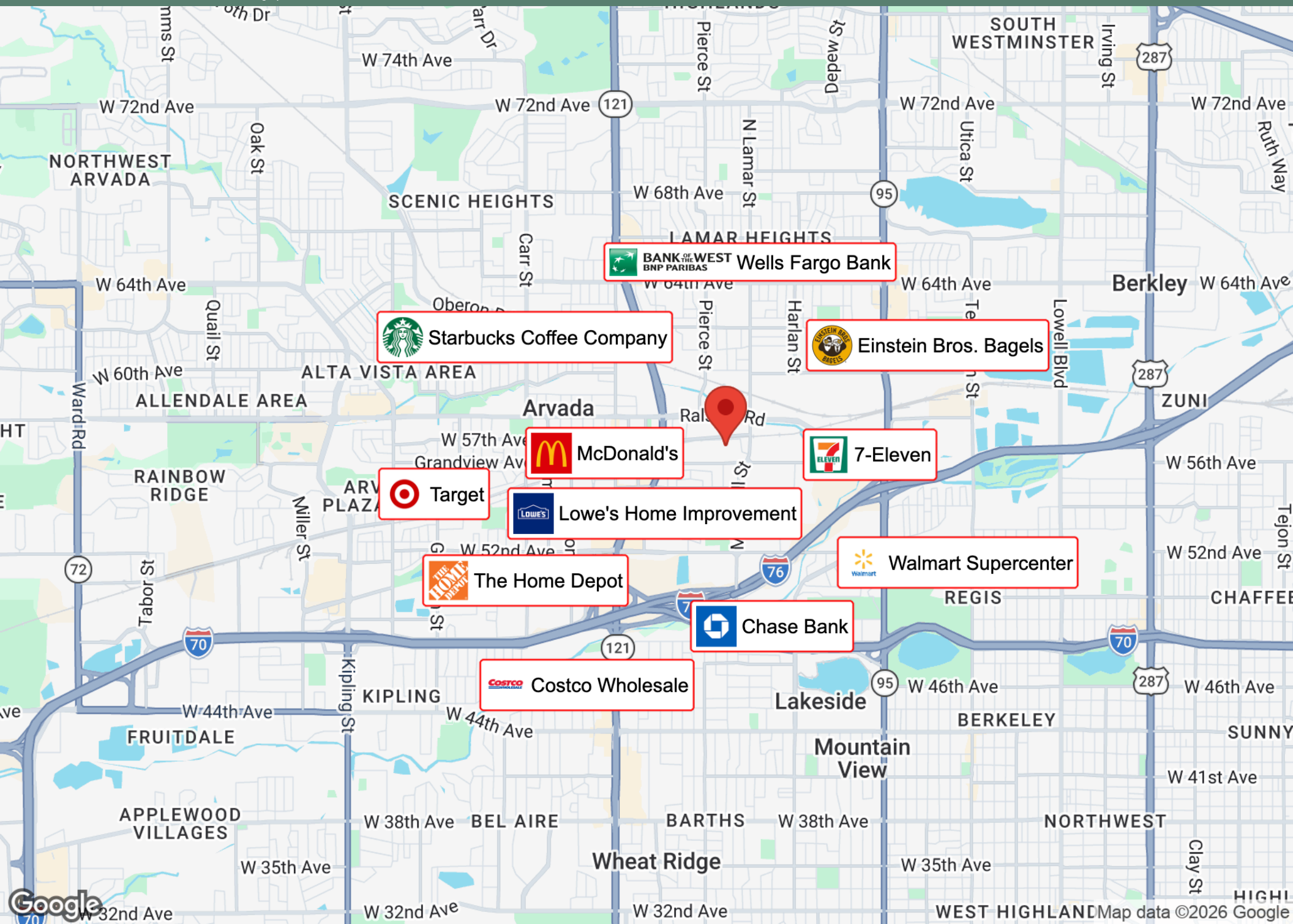
# LOCATION MAPS

Newland Way Industrial Condos  
5634 - 5636 Newland Way | Arvada, CO 80002



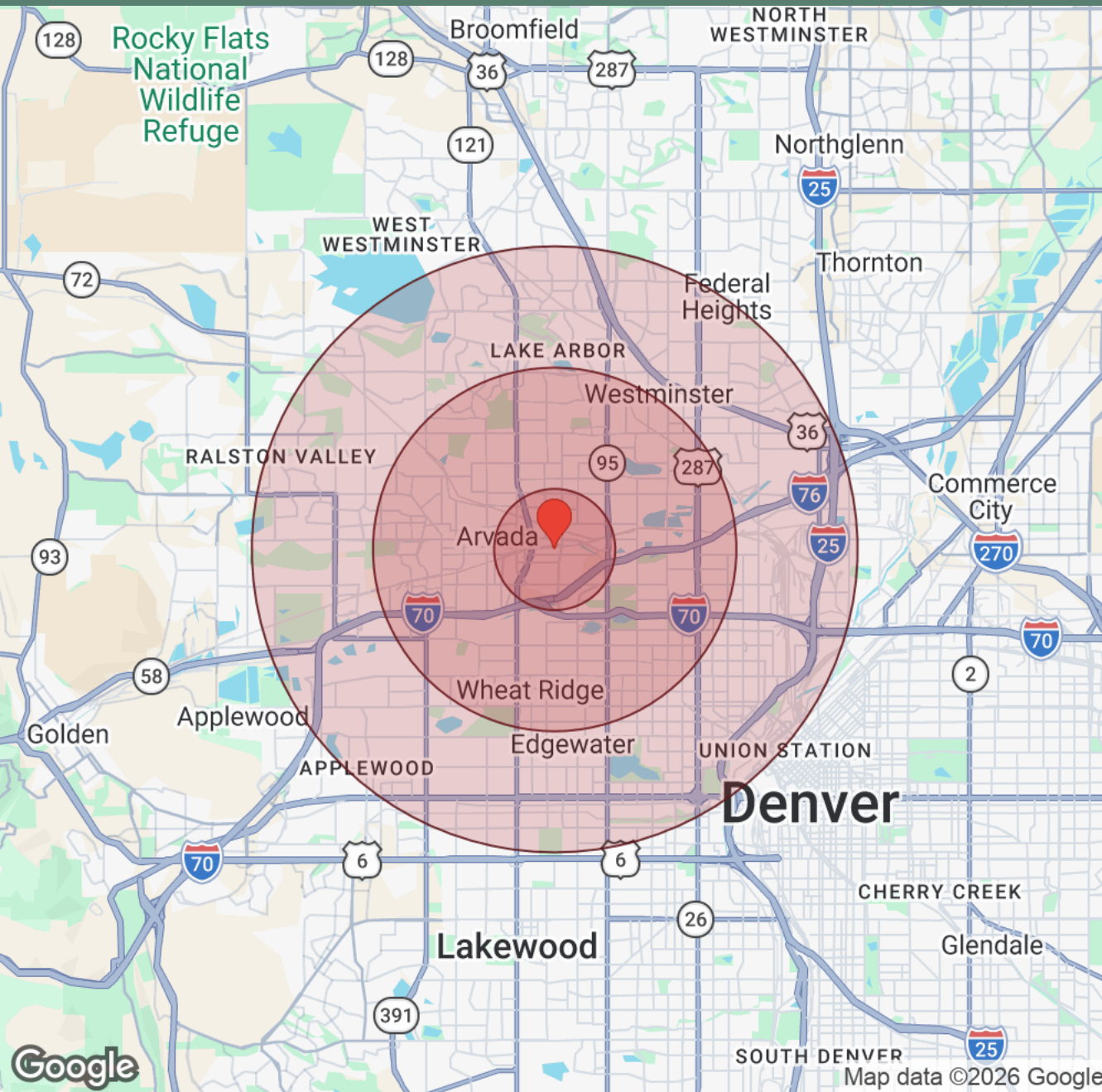
# BUSINESS MAP

Newland Way Industrial Condos  
5634 - 5636 Newland Way | Arvada, CO 80002



# DEMOGRAPHICS

Newland Way Industrial Condos  
5634 - 5636 Newland Way | Arvada, CO 80002



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 6,575  | 65,173  | 189,859 |
| Female           | 6,085  | 63,478  | 181,932 |
| Total Population | 12,660 | 128,650 | 371,791 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 9,046  | 86,787  | 239,545 |
| Black            | 243    | 2,650   | 10,968  |
| Am In/AK Nat     | 43     | 502     | 1,487   |
| Hawaiian         | 13     | 77      | 260     |
| Hispanic         | 2,712  | 31,545  | 97,818  |
| Asian            | 304    | 3,911   | 12,492  |
| Multiracial      | 277    | 2,895   | 8,440   |
| Other            | 23     | 270     | 744     |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 6,346  | 61,134  | 182,170 |
| Occupied        | 5,965  | 56,784  | 167,106 |
| Owner Occupied  | 2,631  | 32,208  | 88,778  |
| Renter Occupied | 3,334  | 24,576  | 78,328  |
| Vacant          | 382    | 4,350   | 15,064  |

| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 1,795  | 19,184  | 54,356  |
| Ages 15 - 24 | 1,338  | 13,107  | 40,014  |
| Ages 25 - 54 | 6,470  | 61,236  | 181,985 |
| Ages 55 - 64 | 1,325  | 13,560  | 38,122  |
| Ages 65+     | 1,732  | 21,563  | 57,314  |

| Income          | 1 Mile   | 3 Miles  | 5 Miles   |
|-----------------|----------|----------|-----------|
| Median          | \$94,777 | \$99,908 | \$103,778 |
| Under \$15k     | 306      | 3,846    | 11,376    |
| \$15k - \$25k   | 275      | 2,445    | 6,617     |
| \$25k - \$35k   | 263      | 2,654    | 7,616     |
| \$35k - \$50k   | 542      | 4,439    | 12,441    |
| \$50k - \$75k   | 1,046    | 7,844    | 22,121    |
| \$75k - \$100k  | 696      | 7,191    | 20,702    |
| \$100k - \$150k | 1,358    | 10,823   | 30,927    |
| \$150k - \$200k | 573      | 6,874    | 21,076    |
| Over \$200k     | 906      | 10,669   | 34,229    |

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

## **DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.**

### **BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS**

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For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

---

**Seller's Agent:** A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

**Buyer's Agent:** A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

---

### **RELATIONSHIP BETWEEN BROKER AND BUYER**

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

#### **CHECK ONE BOX ONLY:**

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

# TENANT/BUYER DISCLOSURE

Newland Way Industrial Condos  
5634 Newland Way | Arvada, CO 80002



---

**CHECK ONE BOX ONLY:**

Customer. Broker is the  seller's agent  seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks:  Show a property  Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

---

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

Buyer must contact local law enforcement officials regarding obtaining such information.

**BUYER ACKNOWLEDGMENT:**

Buyer acknowledges receipt of this document.

\_\_\_\_\_  
Buyer/Tenant

\_\_\_\_\_  
Buyer/Tenant

**BROKER ACKNOWLEDGMENT:**

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC

  
\_\_\_\_\_  
Broker