

16800 HIGHWAY 72

ARVADA • COLORADO



BUILDING SIZE

11,392 SF



SITE SIZE

1.22 AC



LEASE RATE

\$15/SF NNN



OPERATING EXPENSES

\$5.50

FOR LEASE INDUSTRIAL / FLEX BUILDING

FREE STANDING BUILDING

navpoint
REAL ESTATE GROUP
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MATT KULBE Brokerage Services
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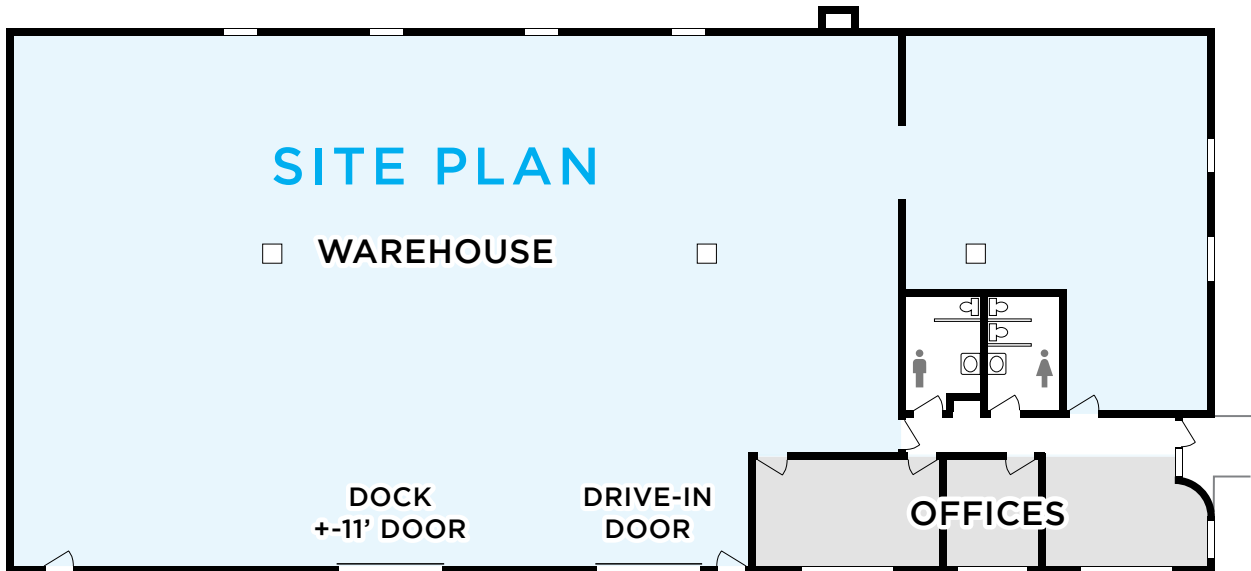
JEFF BRANDON Brokerage Services
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HIGHLIGHTS

- 1,500 SF Office
- 9,892 SF Warehouse
- 1.22 Acres
- 14' Clear
- Dock Hi and Drive In Loading
- Potential Outside Storage
- Heavy Power
- Easy access off of HWY 72 & HWY 93
- Zoning allows for wide variety of uses

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2023 POPULATION BY OCCUPATION	1 Mile	3 Miles	5 Miles
Management, Business, Financial Operations	35.9%	31.8%	26.4%
Professional, Related	36.6%	32.7%	32.1%
Service	7.9%	10.4%	12.1%
Sales, Office	14.9%	16.4%	17.6%
Farming, Fishing, Forestry	-	0.3%	0.4%
Production, Transport, Material Moving	2.8%	4.8%	6.4%
Construction, extraction, Maintenance	2.18%	2.80%	3.30%

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	4,959	28,058	89,065
2023 Estimate	4,743	27,552	90,908
Median Age	41.7	41.2	41.5
HOUSEHOLDS			
2028 Projection	1,726	10,268	35,711
2023 Estimate	1,618	9,874	35,608
Household Size	2.9	2.8	2.5

HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2023 Average	\$206,204	\$206,538	\$179,037
2023 Median	\$178,599	\$161,544	\$135,672

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