

16800 HIGHWAY 72

ARVADA • COLORADO



BUILDING SIZE
11,392 SF



SITE SIZE
1.22 AC



LEASE RATE
\$14.00/SF/YR
+ NNN EXPENSES ESTIMATED
AT \$5.50/SF/YR (2024)

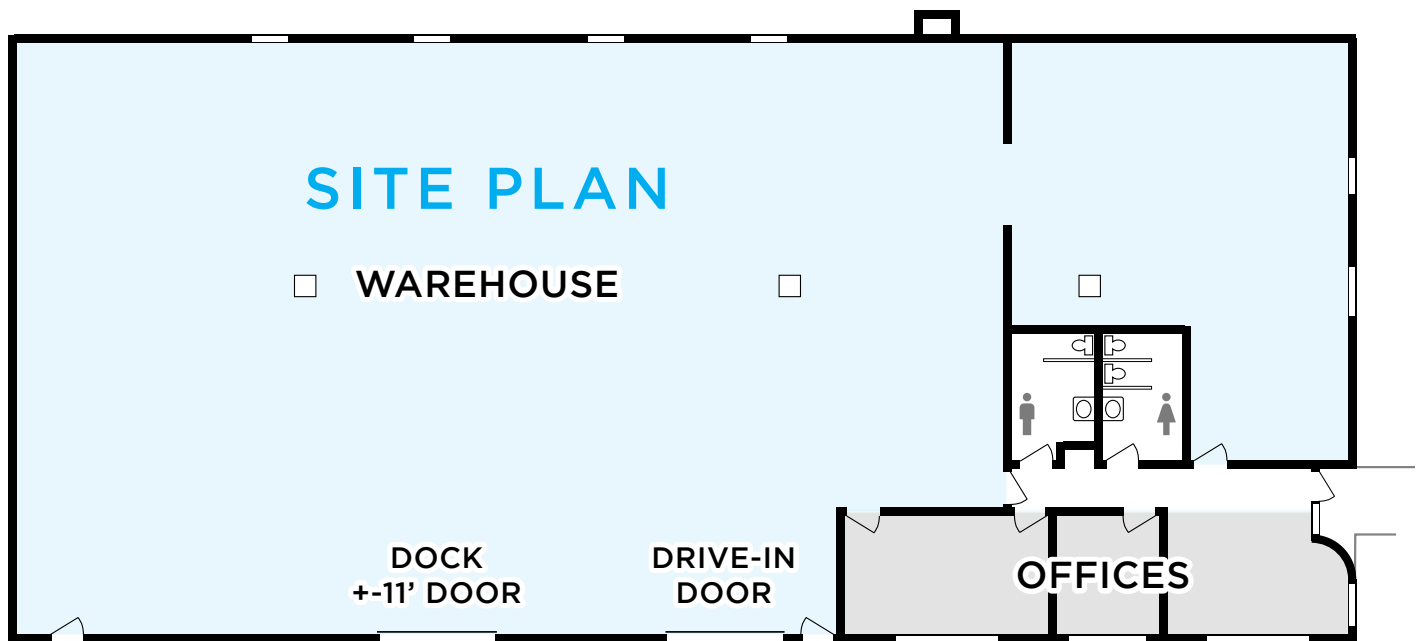


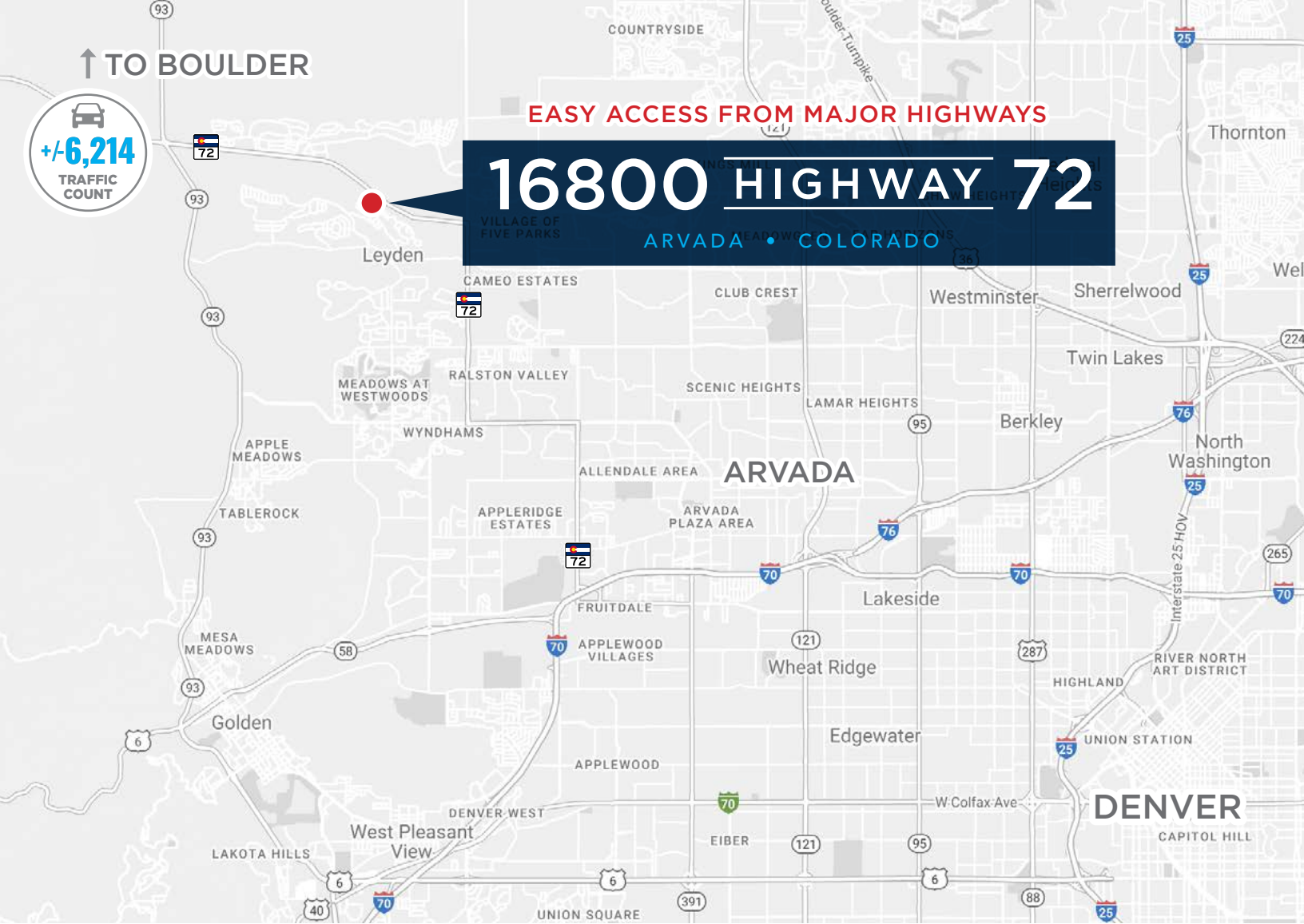
HIGHLIGHTS

- 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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ARVADA DEMOGRAPHICS

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			
2023 Average	\$206,204	\$206,538	\$179,037
2023 Median	\$178,599	\$161,544	\$135,672

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%

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