









For Sale

6360 and 6370 McIntyre Parkway | Arvada, CO 80403

Property Overview:

6370 McIntyre =

6360 McIntyre = \$13.00/SF

38,289 SF | 0.88 Acres

\$18.43/SF

32,559 SF | 0.75 Acres

- Strong commercial district of Arvada
- Access off of lighted intersection
- **Backs to Sprouts**
- Adjacent to Walgreens and Wells Fargo
- Shadow to large King Soopers center

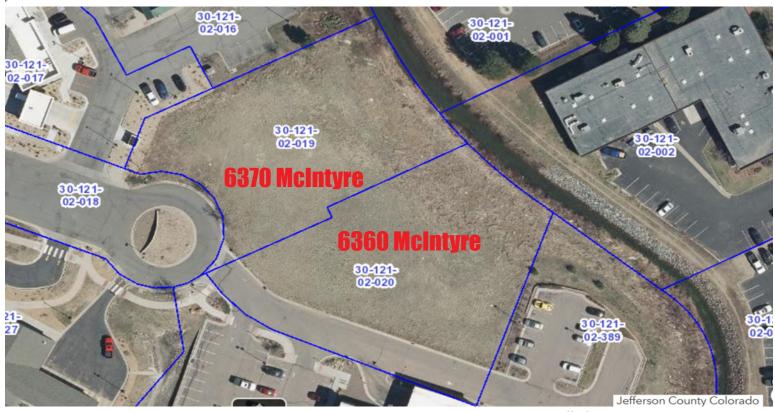
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Impact Commercial Real Estate 7000 S. Yosemite St., Ste 290 Centennial, CO 80112 720.608.4201 www.impactcommercial.co





Map Pulled From County Assesor

DEMOGRAPHICS				
Population	1 mile	3 miles	5 miles	
2029 Projection	7,776	54,536	147,836	
2024	7,910	55,232	149,217	
Median Age	46	44	42	
Households	1 mile	0 miles	Emileo	

Households	1 mile	3 miles	5 miles
2029 Projection	3,049	21,078	59,223
2024 Estimate	3,105	21,358	59,862
Household Income	1 mile	3 miles	5 miles
2024 Average	\$155,702	\$144,003	\$129,593
2024 Median	\$132,376	\$120,243	\$104,620

Source: CoStar

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