



## For Sale

**6360 and 6370 McIntyre Parkway | Arvada, CO 80403**

### Property Overview:

**6360 McIntyre =** \$13.00/SF  
38,289 SF | 0.88 Acres

**6370 McIntyre =** \$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

**Contact**

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Principal

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**Anthony Palumbo**

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**Impact Commercial Real Estate**

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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	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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