

Miller Street Arvada Strip Mall

6429 Miller St Arvada, CO 80004



FOR SALE

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Property Description

Stabilized Asset with Operational Upside

6429 Miller St offers a rare "best of both worlds" scenario: a 100% occupied, well-maintained retail center with clear paths to increased Net Operating Income (NOI). This 7,734 SF property features five established units in a high-demand Arvada corridor. While currently stabilized, the asset presents a prime opportunity for an investor to implement professional management strategies and lease restructuring. Positioned on a high-visibility lot with ample parking, this is a "legacy" asset ready for a modern approach to maximize its full income potential.

Property Highlights

- Fully Stabilized Asset: The property is currently 100.0% leased, offering immediate stability for a new owner.
- Institutional Upside Potential: Rents are currently below market, which is between \$15-\$17/SF NNN, signaling potential for rental growth through lease renewals. See Lease Comps.
- Dense Neighborhood Location: Surrounded by a residential base with a population of 16,510 within 1 mile and over 101,000 within 3 miles.

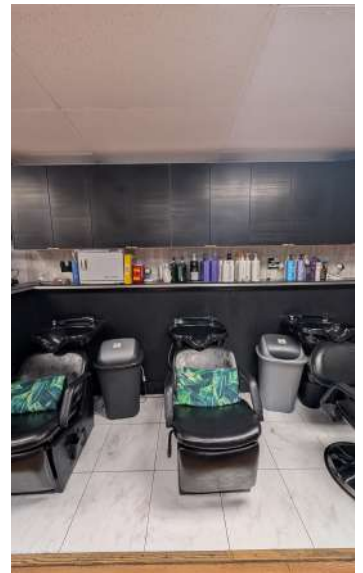
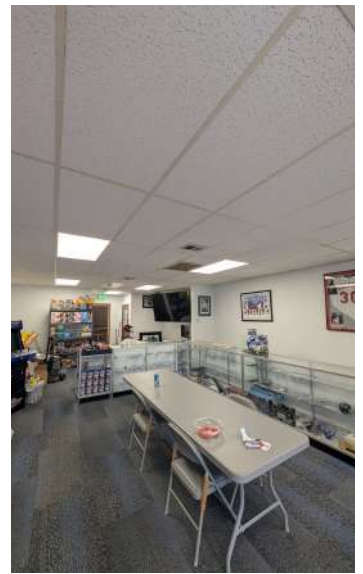
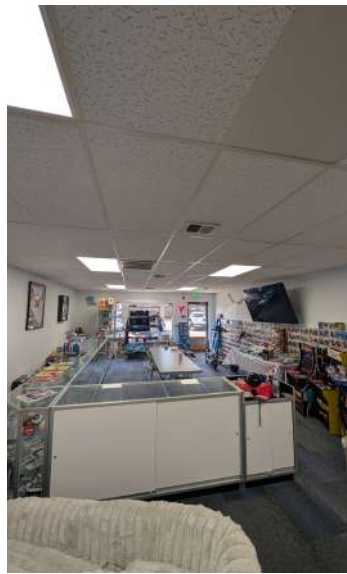
Offering Summary

Sale Price:	\$1,100,000
Number of Units:	5
Lot Size:	.85 Acres
Building Size:	7,734 SF

Demographics	0.25 Miles	0.5 Miles	1 Mile
Total Households	527	2,133	6,585
Total Population	1,305	5,220	15,846
Average HH Income	\$108,959	\$106,881	\$114,577

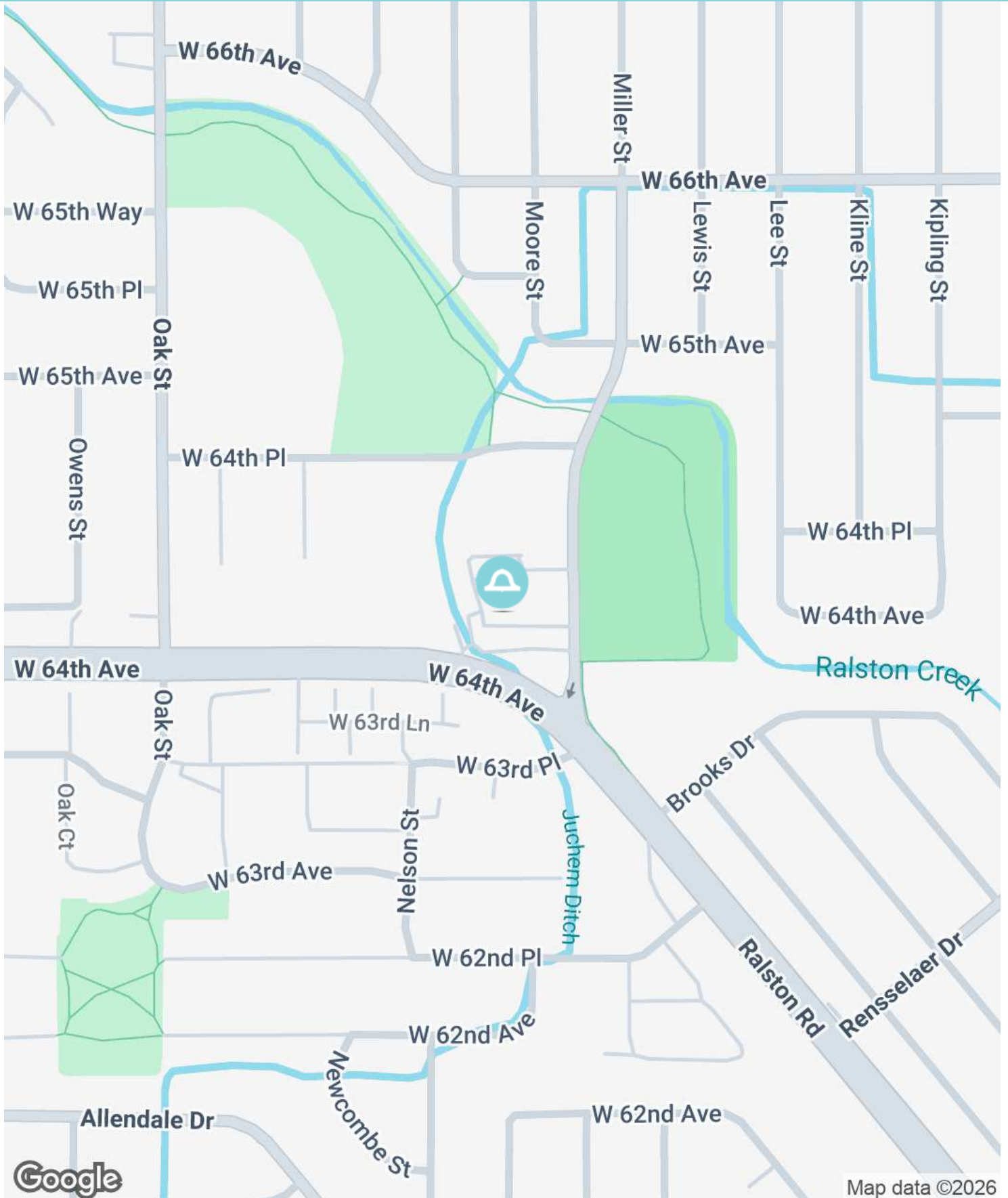
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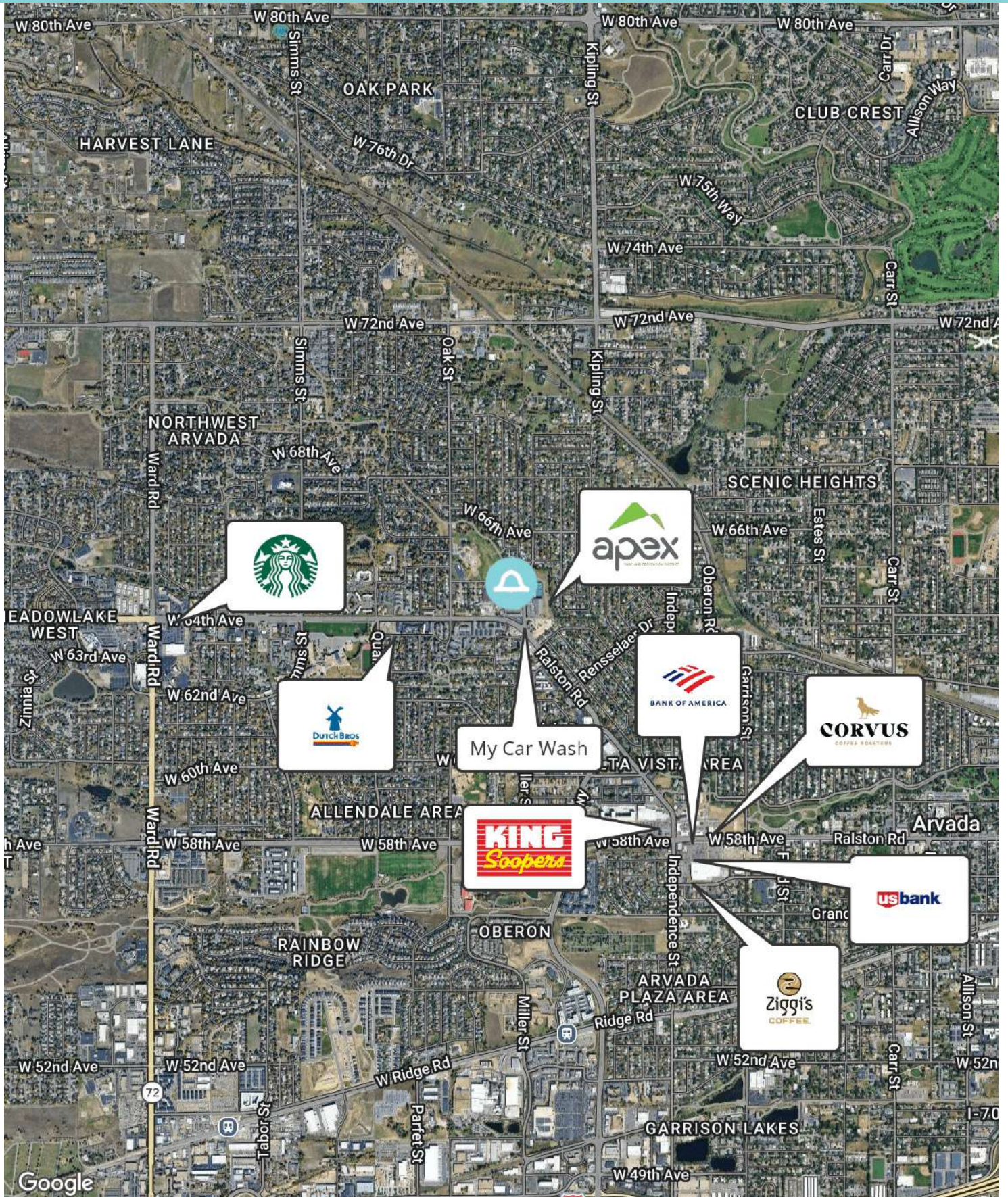
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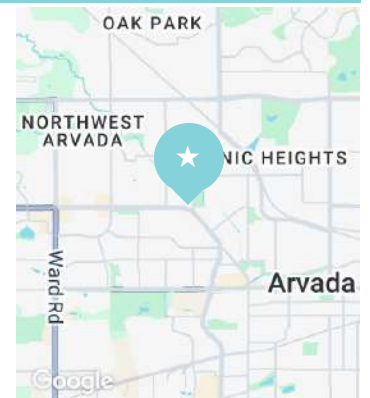
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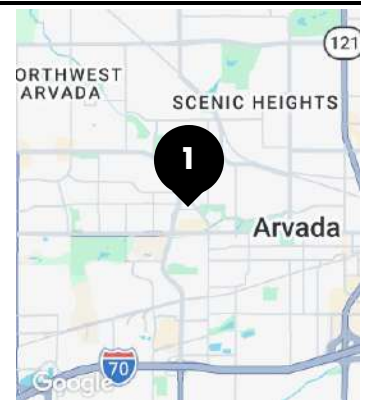
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W. 60th Retail

9806-9838 W 60th Ave, Arvada, CO 80004

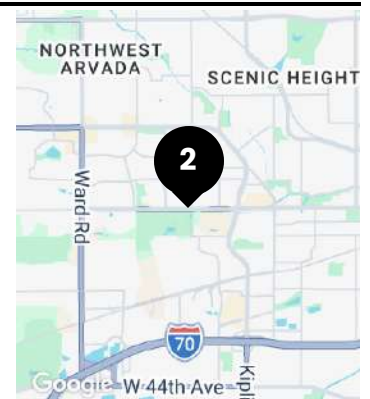
Lease Rate \$17.00 /yr Lease Type: NNN



Arvada Plaza Shopping Center

9590 W 58th Rd, Arvada, CO 80002

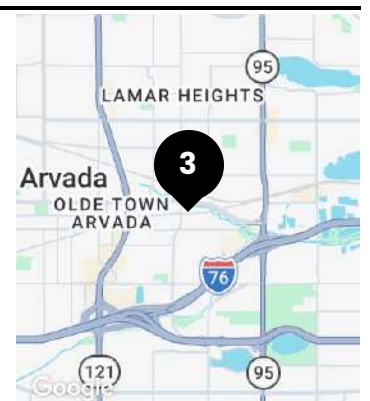
Lease Rate \$19.00 /yr Lease Type: Full Service



Pfeifer Park

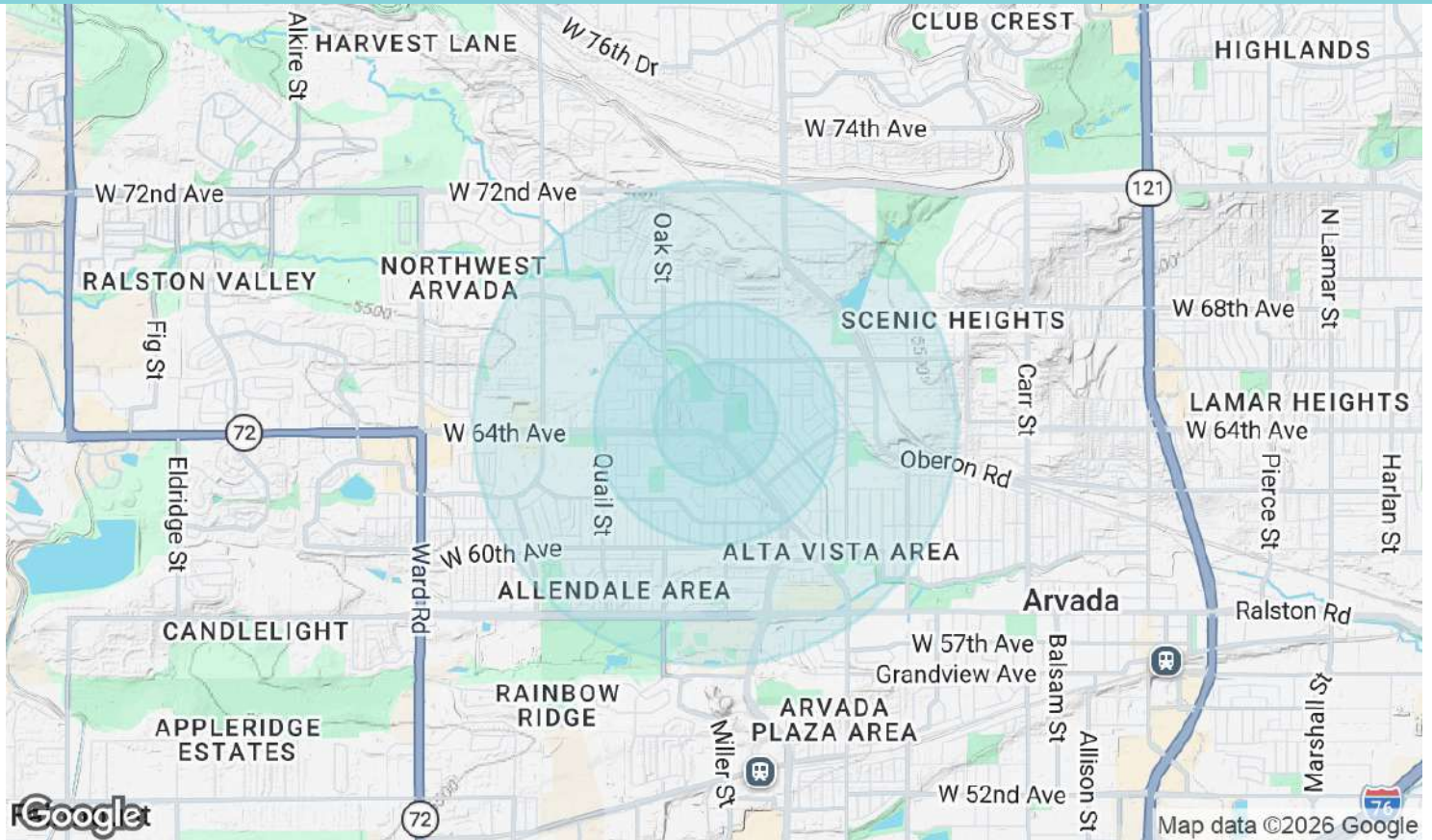
5720 Lamar St, Arvada, CO 80002

Lease Rate \$16.50 /yr Lease Type: NNN



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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	1,305	5,220	15,846
Average Age	37.9	38.6	41.5
Average Age (Male)	36.0	37.8	41.1
Average Age (Female)	39.9	39.4	41.8

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	527	2,133	6,585
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$108,959	\$106,881	\$114,577
Average House Value	\$543,266	\$543,721	\$586,214

2023 American Community Survey (ACS)

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