

FOR SALE

\$2,365,000 | 5,778 SF | ZONING: MX-N

RETAIL AUTOMOTIVE

5745 INDEPENDENCE ST
ARVADA, CO 80002



720.843.1330 | www.DigbyCommercial.com

DISTINGUISHED. DRIVEN. DEPENDABLE.

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PROPERTY INFORMATION

5745 INDEPENDENCE ST
ARVADA, CO 80002



FULL SERVICE AUTOMOTIVE FACILITY IN ARVADA'S TRIANGLE

PROPERTY HIGHLIGHTS

- Business & FF&E could be included
- Air Compression Lines & Hose Reels
- 5 Pull-Thru Automotive Bays + 1 Grade-Level Service Bay
- Two Service Pits
- Oil Tanks
- In-Shop Climate Control
- Radiant Tube Heating and Trench Floor Drains

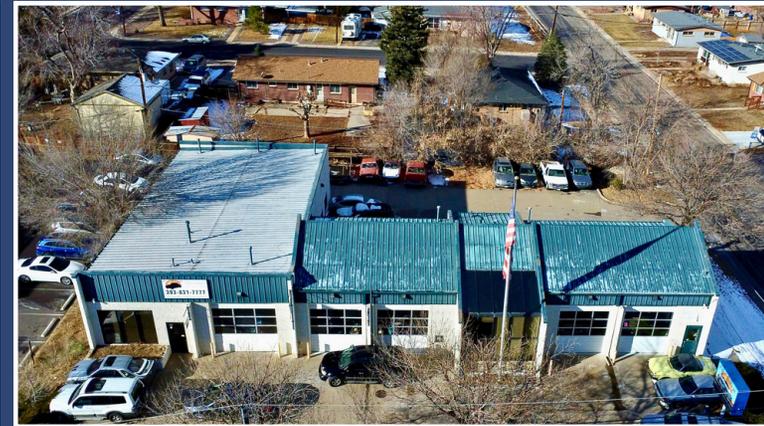
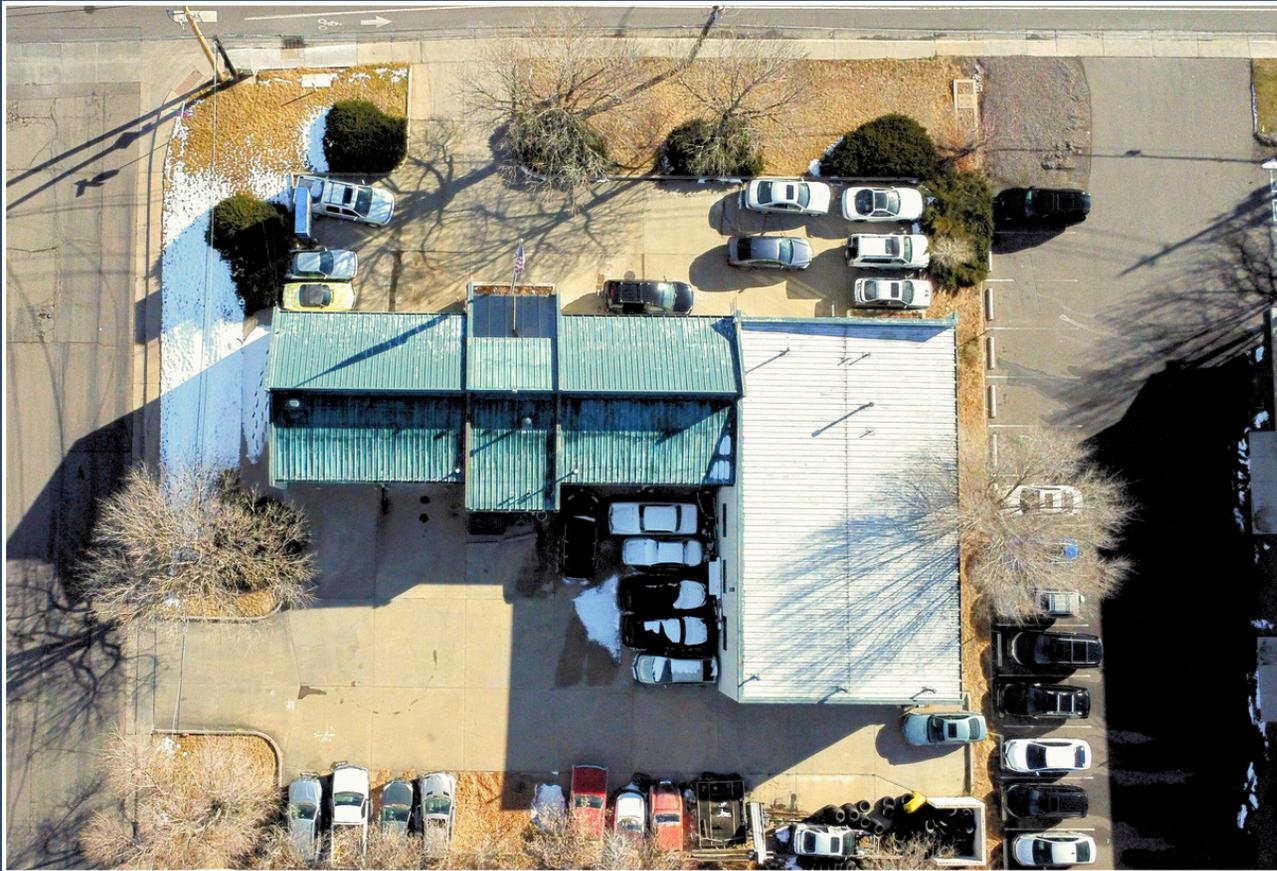
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|----------------|------------------|
| SALE PRICE | CONTACT BROKER |
| BUILDING SIZE | 5,778 SF |
| LOT SIZE | 0.488 AC |
| CEILING HEIGHT | 15'-16'7" |
| CLEAR HEIGHT | 12'-16' |
| POWER | 200A 3P 240V |
| ZONING | MX-N (ARVADA) |
| TAXES | \$37,172 |
| PARKING | 25+ SPACES (TBV) |
| YEAR BUILT | 1987 |
| LOADING | 6 DRIVE-INS |



720.843.1330 | 15000 W 44TH, GOLDEN, CO 80403 | WWW.DIGBYCOMMERCIAL.COM

PROPERTY EXTERIOR

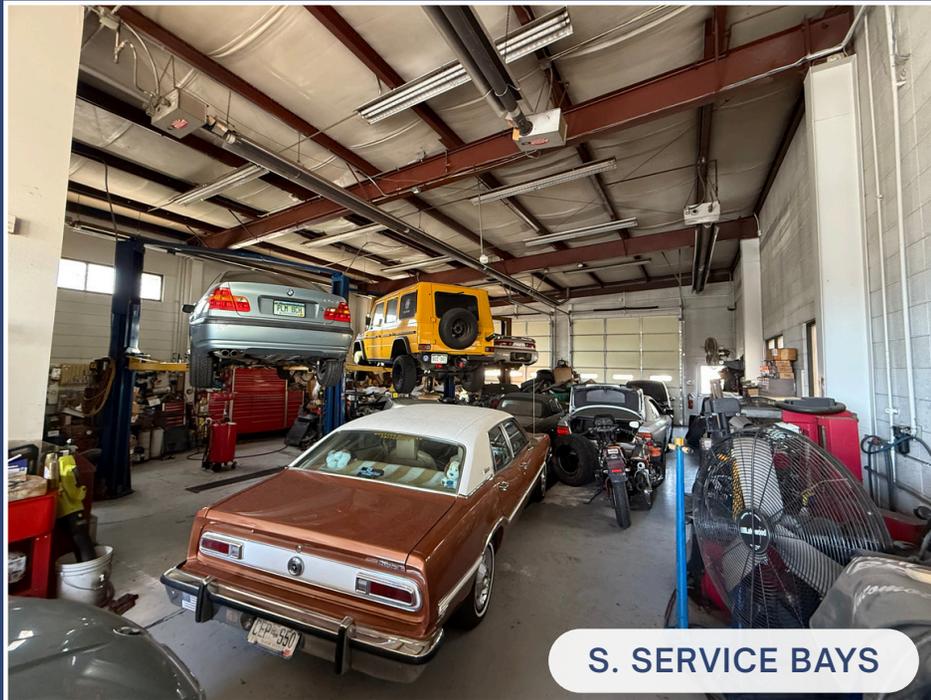
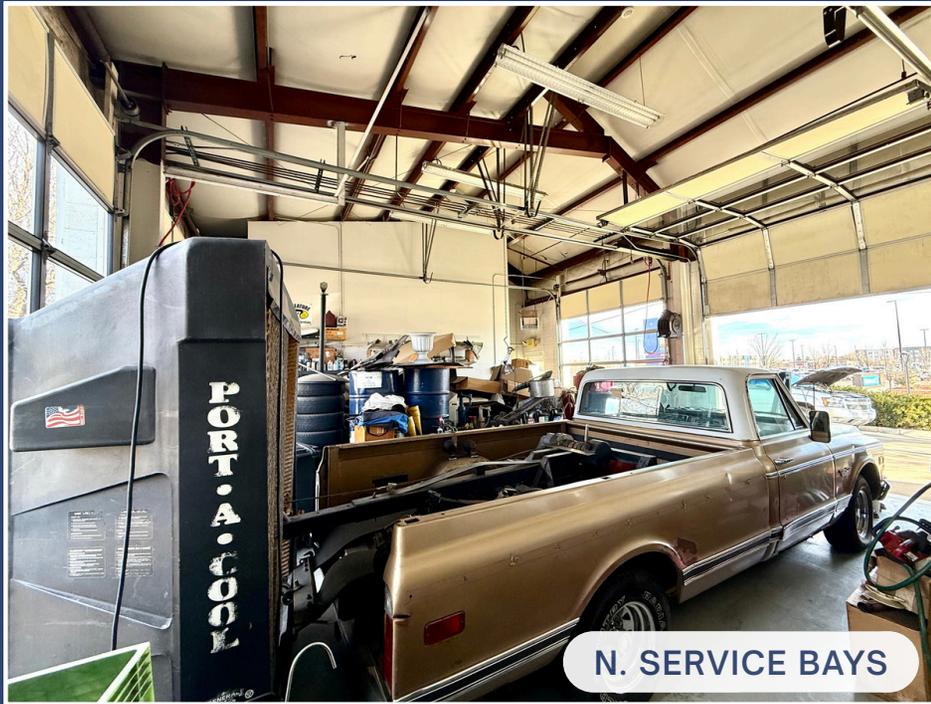
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- Dense surrounding retail mix supports strong traffic volumes
- Prominent corner location with strong visibility and traffic exposure along Independence Street
- Six total service bays (five drive-thru, one single-door), adaptable to multiple user types

PROPERTY INTERIOR

5745 INDEPENDENCE ST
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SITE CONTEXT

5745 INDEPENDENCE ST
ARVADA, CO 80002



LOCATION MAP & TRAFFIC VOLUME

**5745 INDEPENDENCE ST
ARVADA, CO 80002**

SURROUNDED BY RETAIL WITH STRONG DAILY TRAFFIC EXPOSURE

5745 Independence Street is a rare opportunity positioned within one of Arvada's most active retail corridors. Surrounded by national retailers and daily-use services, the property benefits from strong consumer draw and sustained traffic demand. Traffic counts along Independence Street, W 58th Avenue, and Ralston Road rank among the higher-volume corridors in the City of Arvada, reinforcing the site's visibility, accessibility, and long-term commercial viability.



| COLLECTION STREET | CROSS STREET | TRAFFIC VOLUME (2025) |
|-------------------|-------------------|-----------------------|
| Independence St | W 57th Pl S | 9,920 |
| W 58th Ave | Independence St E | 20,799 |
| Ralston Rd | Independence St W | 8,085 |

EXCLUSIVELY LISTED BY: DIGBY COMMERCIAL ADVISORS



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Digby Commercial Advisors is a full-service commercial real estate brokerage firm specializing in acquisitions, dispositions, and land development. Digby Commercial Advisors has demonstrated their competence as commercial real estate brokers by achieving over \$250,000,000 in transactions over the past 5 years. Their track record showcases their deep understanding of the local market and ability to deliver outstanding results for their clients. Digby Commercial Advisors is frequently relied on by real estate appraisers, developers, attorneys, and municipalities for their commercial real estate needs.

Digby Commercial Advisors is committed to delivering outstanding results and tailored solutions for every client. Our proven track record of success, backed by extensive market knowledge and trusted industry relationships make us a leading resource for all commercial real estate needs.

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