

# 16800 HIGHWAY 72

ARVADA • COLORADO



BUILDING SIZE

**11,392 SF**



LEASE RATE

**\$14.00/SF/YR**

+ NNN EXPENSES ESTIMATED AT  
\$5.50/SF/YR (2023)

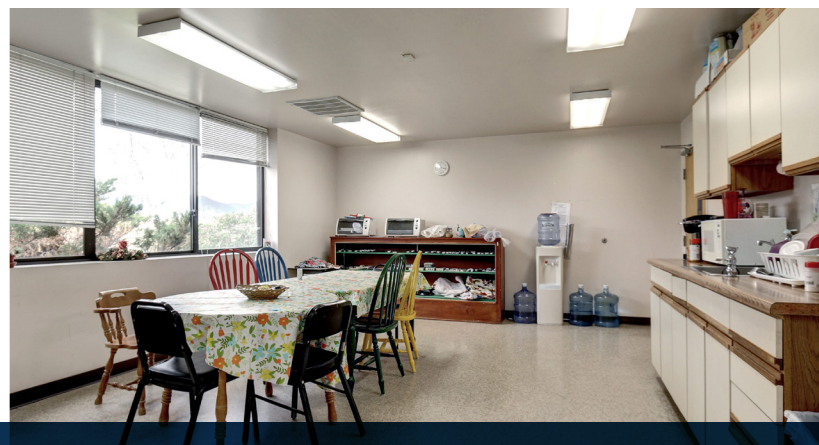
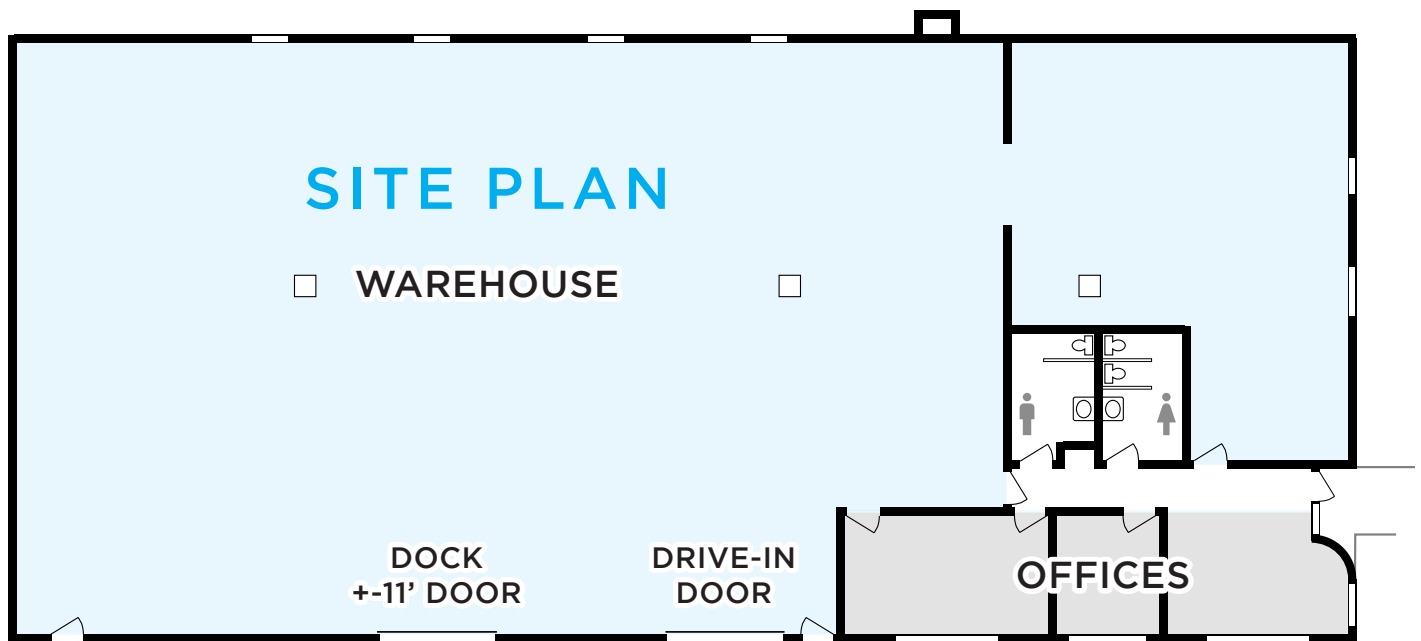
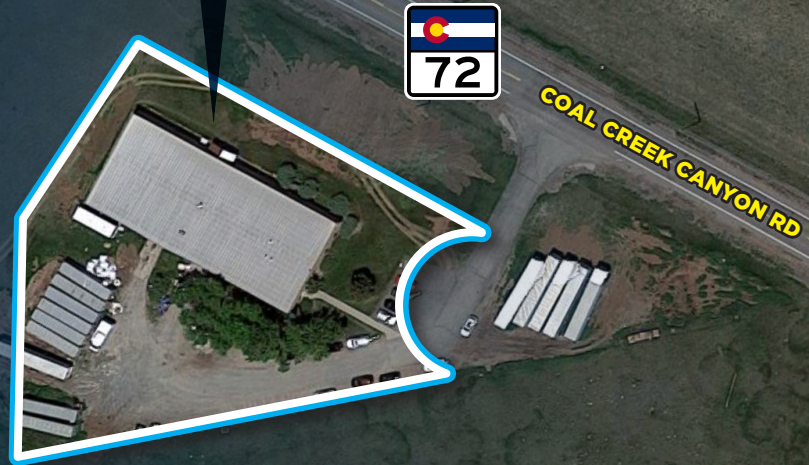


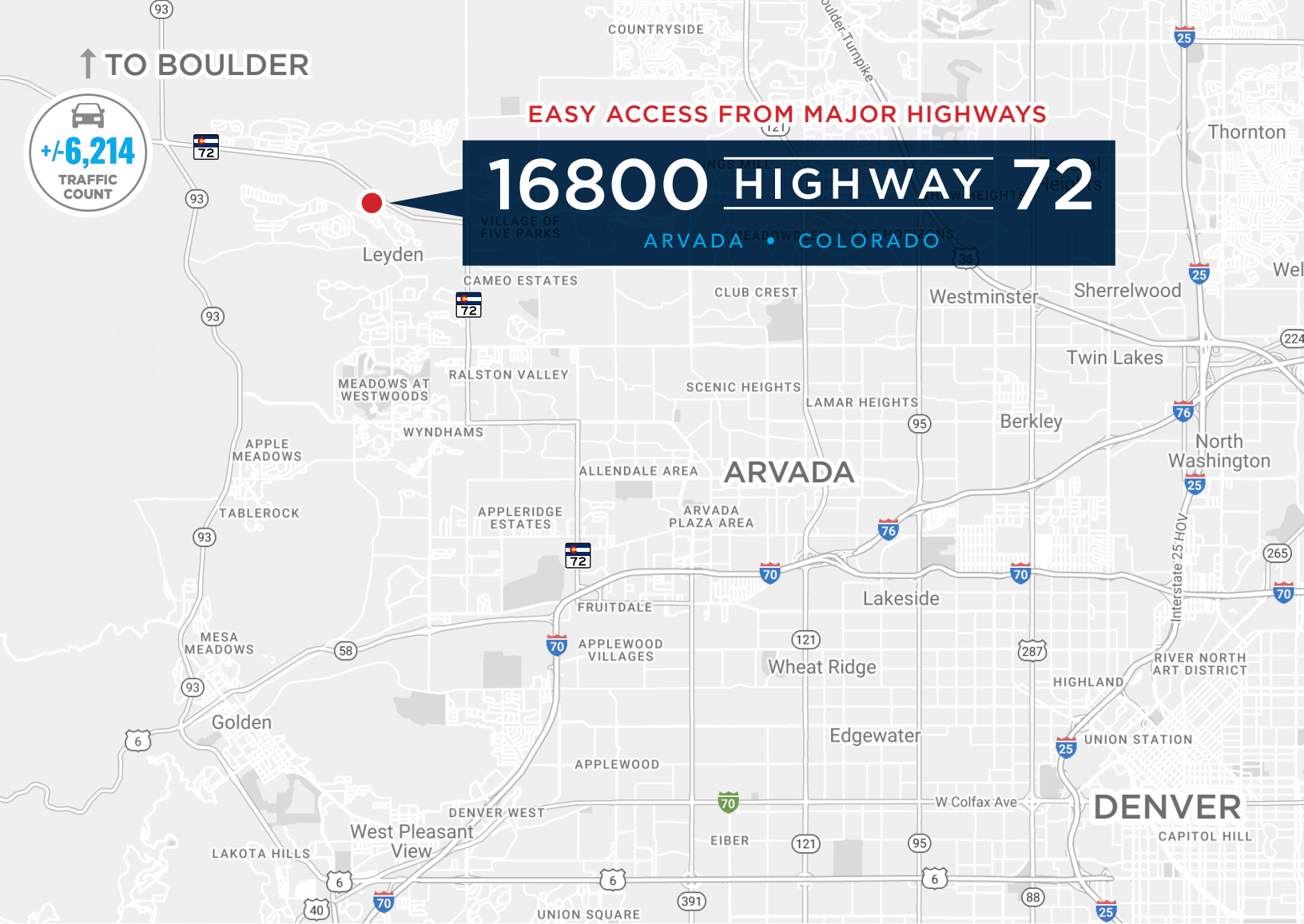
# HIGHLIGHTS

- 1,500 SF Office
- 9,892 SF Warehouse
- 14' Clear
- Dock Hi and Drive In Loading
- Outside Storage
- Heavy Power
- Easy access off of HWY 72 in Golden
- Zoning allows for wide variety of uses

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## ARVADA DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2022 Projection	903	18,302	80,505
2017 Estimate	805	16,923	75,827
Median Age	44.6	44.3	42.5
HOUSEHOLDS			
2022 Projection	312	6,515	30,547
2016 Estimate	277	6,017	28,738
Household Size	2.9	2.8	2.6
HOUSEHOLD INCOME			
2017 Average	\$164,466	\$147,544	\$119,548
2017 Median	\$143,534	\$124,170	\$98,126

2017 POPULATION BY OCCUPATION	1 MILE	3 MILES	5 MILES
Professional & Management	37.50%	38.02%	34.92%
Public Administration	3.88%	2.99%	2.79%
Education & Health	11.89%	12.16%	11.15%
Transportation	1.46%	0.85%	1.13%
Wholesale	2.06%	2.16%	1.92%
Manufacturing	6.92%	5.58%	5.24%
Production	3.88%	3.88%	4.07%
Construction	2.18%	2.80%	3.30%
Utilities	2.79%	2.22%	2.66%
Agriculture & Mining	0.85%	0.74%	0.98%

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