

RE/MAX

COMMERCIAL

For Sale or Ground Lease

11601 W 64th Avenue
Arvada CO 80004



Separately owned
pad site in front of
Friendly Square
Shopping Center

PROPERTY HIGHLIGHTS

Building:	5,589 SF; Divisible
Ground:	31,717 SF; 0.728 Acres
Sale Price:	\$1,805,000
Ground Lease:	\$120,000 / Year
Bld Lease:	\$22.00 - 28.00 / SF NNN (Not Ownerships' first preference)
NNNs:	\$6.03/SF estimated; (Taxes \$20,468)
YOC	1980
Parking	Ample; Shared Cross Easement within Shopping Center
Misc	Upgraded electrical, plumbing and new roof 2011

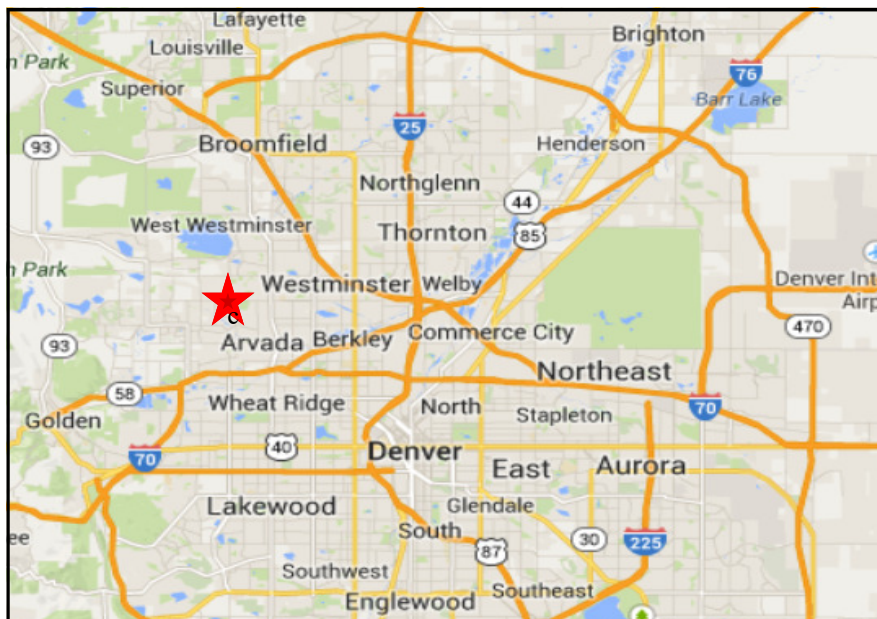


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RE/MAX PROFESSIONALS

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Tel: (303) 972-9999 Fax: (303) 972-9009

The Property information above, while not guaranteed, is from sources we believe are reliable.



**Preference is to
Ground Lease.**

**Located across from
Arvada West High
School.**



Population	1 Mile	3 Miles	5 Miles
2020 Total Population	16,837	94,354	228,665
2020 Total Households	6,945	39,081	94,347
Median Household Income	\$84,612	\$84,045	\$81,214

Traffic Counts	Cross Street	Traffic Volume	Year
W. 64th Ave	Simms St	21,234	2018
Simms St	W 64th Ave	15,287	2018

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