

# GRANDVIEW STATION

7357 GRANDVIEW AVE, ARVADA CO 80002

RETAIL | 800 SQUARE FEET



## PROPERTY HIGHLIGHTS

- New Build in the heart of Olde Town Arvada
- New Luxury Apartment Complex with 267 Units Being Constructed with Ground Floor Retail and Restaurants
- New Residence Hotel Under Construction with 128 Rooms
- Directly across from the Arvada commuter rail station which offers ample public parking
- Vibrant, pedestrian friendly neighborhood
- Great street presence and signage opportunities

**TRAFFIC COUNTS:** 55,502 VPD - Wadsworth Bypass  
3,834 VPD - Grandview Ave

## DEMOGRAPHICS (2021)

|                          | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------|----------|----------|----------|
| Est. Population          | 14,945   | 125,448  | 358,952  |
| Avg. HH Income           | \$72,117 | \$85,467 | \$91,423 |
| Daytime Pop. (Employees) | 10,750   | 47,285   | 132,990  |



AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

[CLICK HERE FOR BROKERAGE DISCLOSURES](#)

**Brian Frank**  
303.592.7300  
bfrank@axiore.com



# GRANDVIEW STATION

7357 GRANDVIEW AVE, ARVADA CO 80002



Brian Frank  
303.592.7300  
bfrank@axiore.com