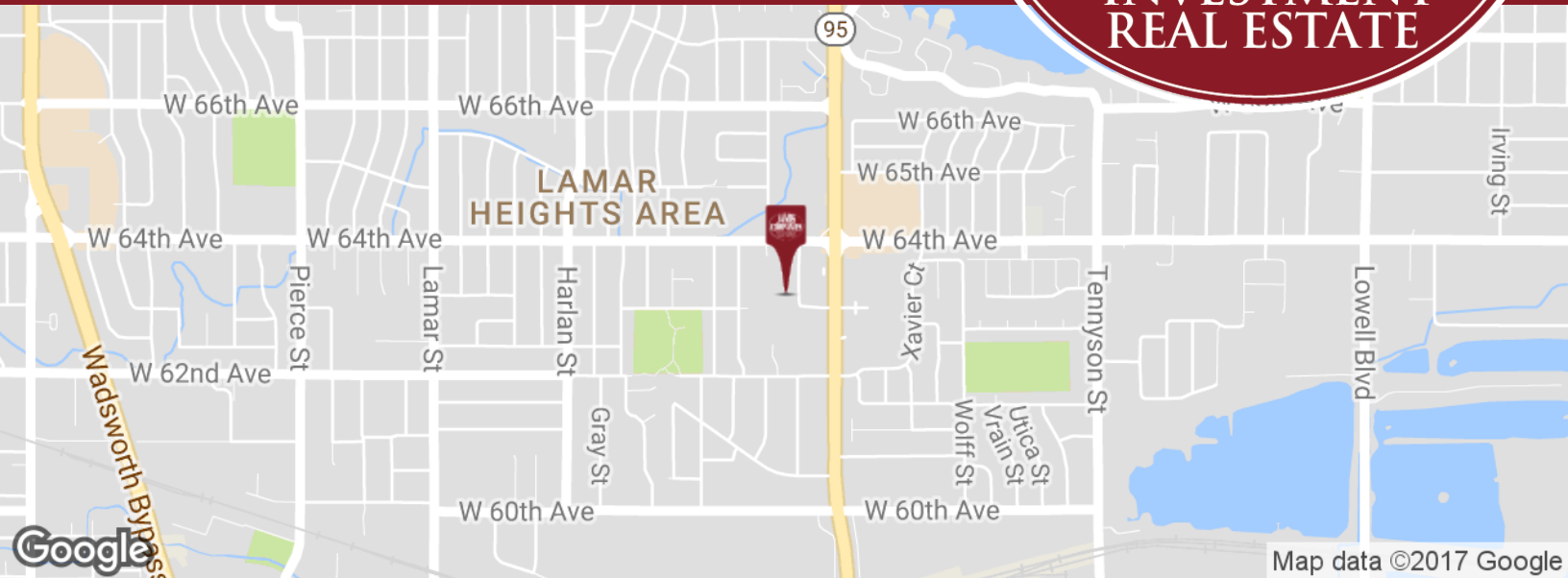




LAND FOR SALE

RAVINIA PARK DEVELOPMENT

6315-6400 SHERIDAN BLVD, ARVADA, CO 80003



Presented By:

JAY M. SONEFF, MBA

PRESIDENT

303.295.1815

JAY@JAMISCO.COM

LAND FOR SALE

RAVINIA PARK DEVELOPMENT

6315-6400 SHERIDAN BLVD, ARVADA, CO 80003



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$275,000 -
\$1,000,000

Lot Size: 1.0 Acres

Zoning: B2

Market: Arvada

Submarket: Ravinia Park

Price / SF: \$20.09

PROPERTY HIGHLIGHTS

- 3 Lots Available
- Lot 2- 39,210 SF- \$275,000-Taxes (2016) \$2068.46
- Lot 3- 132,000 SF- \$875,000-Taxes (2016) \$7307.06
- Lot 9- 108,000 SF- \$1,000,000- Must be sold with 5350 W. 64th Ave-Taxes (2016) \$4734.50
- 5350 W. 64th Ave- 32018 SF- \$850,000-Taxes (2016) \$8772.34
- Retailers near this development:
 - Walgreens
 - Chase Bank
 - Sonic
 - Napa
 - Glo Car Wash
 - Luna's

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LAND LOTS



LOT #	SIZE (AC)	PRICE/ACRE	SALE PRICE	STATUS	DESCRIPTION
2	0.900137741046832	\$305,508	\$275,000	Available	
3	3.0303030303030303	\$288,750	\$875,000	Available	
9	2.479338842975207	\$403,333	\$1,000,000	Available	
5350 W. 64th Ave	0.7350321395775942	\$1,156,412	\$850,000	Available	

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PROJECT DATA

CLIENT: A BRIGHTER COMMUNITY, LLC
 CLIENT CONTACT: LEAH MARTIN, CO-OWNER/COO
 PROPERTY ADDRESS: 6280 BENTON STREET, ARVADA, CO 80003
 APPLICABLE CODES: FOR CITY OF ARVADA
 2015 ICC CODE AMENDMENTS AND IFC AMENDMENTS APPLY

2015 INTERNATIONAL BUILDING CODE
 2015 INTERNATIONAL FUEL GAS CODE
 2015 INTERNATIONAL PLUMBING CODE
 2015 INTERNATIONAL ENERGY CODE
 2015 EXISTING BUILDING CODE
 2015 INTERNATIONAL RESIDENTIAL CODE
 2015 INTERNATIONAL MECHANICAL CODE
 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE
 2015 INTERNATIONAL FIRE CODE
 2014 NATIONAL ELECTRICAL CODE

CLIMATE ZONE:	5	
TYPE OF CONSTRUCTION:	(T.B.D.)	
APPLICABLE ZONING CODE:	CITY OF ARVADA LAND DEVELOPMENT CODE (LDC)	
ZONE DISTRICT:	B-2; GENERAL BUSINESS DISTRICT	
PROPOSED USE:	ADULT DAY CARE (ALLOWED PER TABLE 5.1.2)	
SITE SIZE:	39,210 SF (+/- 0.900 ACRES)	
ZONING REGULATIONS:	REQUIREMENTS	PROPOSED
DEVELOPMENT INTENSITY (4.6.3) (# OF STRUCTURES)	ONE (1)	
MINIMUM LOT AREA	N/A	
MINIMUM LOT FRONTAGE	N/A	
MAXIMUM LOT COVERAGE	25% (9,802.5 SF)	-9,000 SF
MINIMUM SETBACKS		
FRONT	20'	116'-0"
SIDE (NORTH)	10'	10'-6"
SIDE (SOUTH)	10'	55'-0"
REAR	20'	30'-9 1/2"
MAXIMUM HEIGHT	35'	
MINIMUM AMOUNT OF OPEN SPACE (6.4.3)*	30% (11,763 SF)*	14,317 SF
OFF-STREET PARKING REQUIREMENTS (6.16.1)	1.5 PER EMPLOYEE	
DESIGN FOR 10 EMPLOYEES	15 SPACES	18 TOTAL
ACCESSIBLE SPACES	1	5 (INC. IN TOTAL)

*NEEDS VERIFICATION
 ADDITIONAL ACCESSIBLE SPACES ARE PROVIDED DUE TO NATURE OF BUSINESS. VERIFY COMPLIANCE WITH CITY.

A BRIGHTER COMMUNITY
MASTER PLANNING
6280 BENTON ST, ARVADA, CO 80003



REVISIONS:

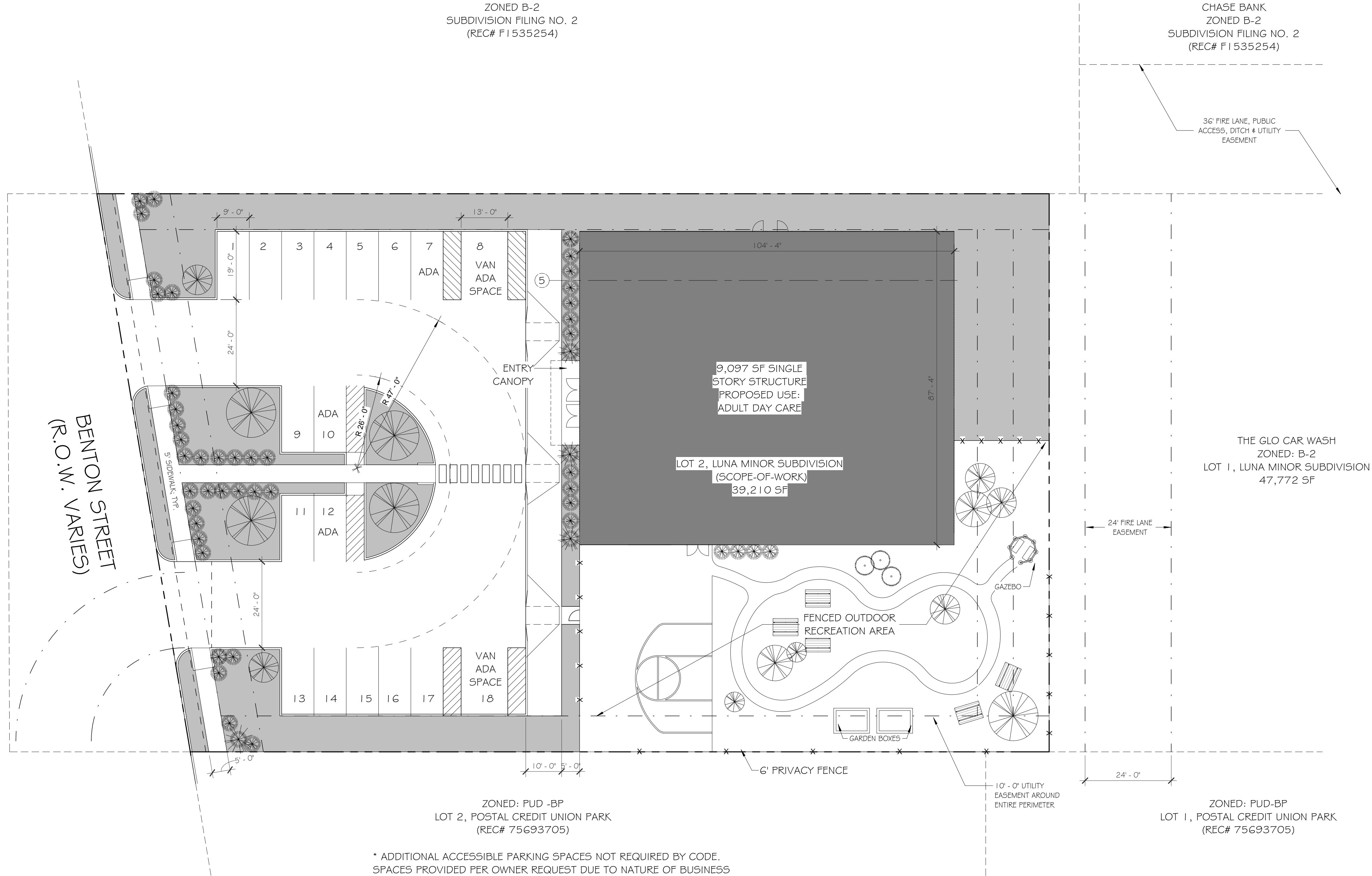
No.	Date	Description

SHEET ISSUE DATE:
 10/04/17
 PROJ. NO. 17082
 © ARCWEST ARCHITECTS, INC.

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

A0.0



SITE PLAN
 SCALE: 1/16" = 1'-0"

PLAN WALL LEGEND PATTERNS

NOTE: INSULATION VALUES LISTED ARE MINIMUMS. OWNER TO DETERMINE USE OF FOAM-IN-PLACE AND/OR BATT INSULATION TO MEET OR EXCEED THE MINIMUM VALUES.

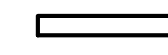


DEMOLISHED WALL



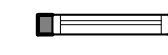
NEW INTERIOR WALL

- WALL TO B.O. DECK
- 3 5/8" METAL STUD @ 16" O.C.
- 1/2" GWB ON EACH SIDE



NEW PARTITION WALL

- WALL TO 9' - 6" A.F.F.
- 3 5/8" METAL STUD @ 16" O.C.
- 1/2" GWB ON EACH SIDE

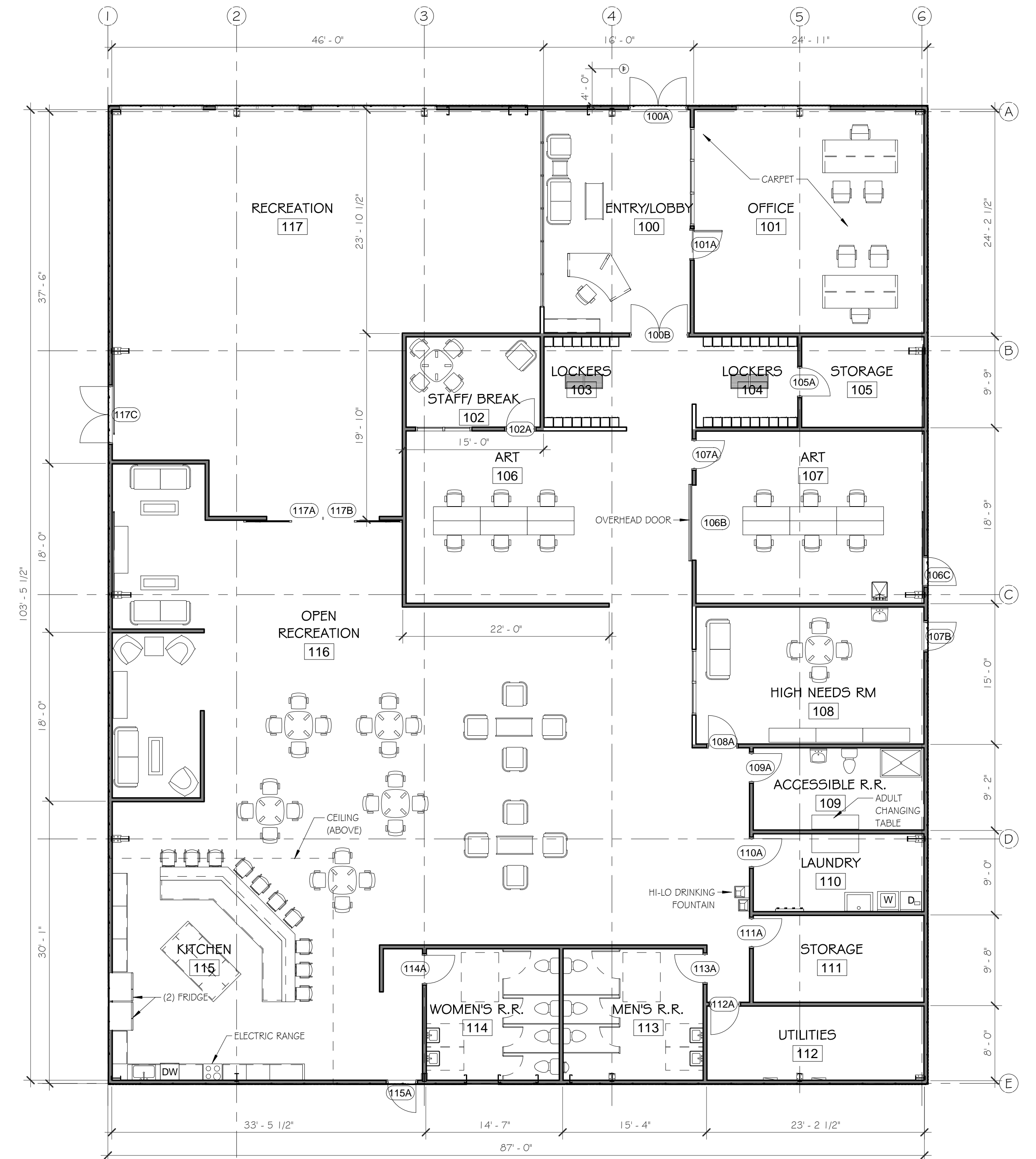


GLASS PARTITION WALL

- HAWTHORN OFFICE PARTITIONS OR EQUAL

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	COMMENTS
100A	6' - 0"	7' - 0"	ENTRY	
100B	6' - 0"	7' - 0"	ENTRY	CARD ENTRY ACCESS
101A	3' - 0"	7' - 0"	OFFICE	CARD ENTRY ACCESS
102A	3' - 0"	7' - 0"	PASSAGE	
105A	3' - 0"	7' - 0"	PASSAGE	
106B	8' - 0"	10' - 0"	OVERHEAD	
106C	3' - 0"	7' - 0"	PASSAGE	
107A	3' - 0"	7' - 0"	STOREROOM	
107B	3' - 0"	7' - 0"	ENTRY	
108A	3' - 0"	7' - 0"	PASSAGE	
109A	3' - 0"	7' - 0"	STOREROOM	
110A	3' - 0"	7' - 0"	PASSAGE	
111A	3' - 0"	7' - 0"	PASSAGE	
112A	3' - 0"	7' - 0"	PASSAGE	
113A	3' - 0"	7' - 0"	PASSAGE	
114A	3' - 0"	7' - 0"	PASSAGE	
115A	3' - 0"	7' - 0"	ENTRY	



FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



REVISIONS:

No.	Date	Description

SHEET ISSUE DATE: 10/04/17
PROJ. NO. 17082
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SHEET TITLE: **FIRST FLOOR PLAN**
SHEET NUMBER:

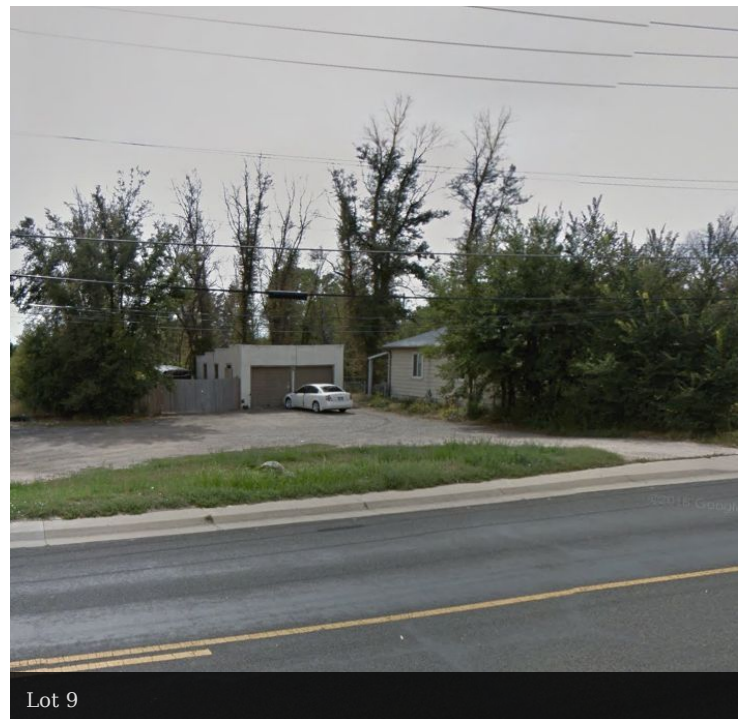
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ADDITIONAL PHOTOS



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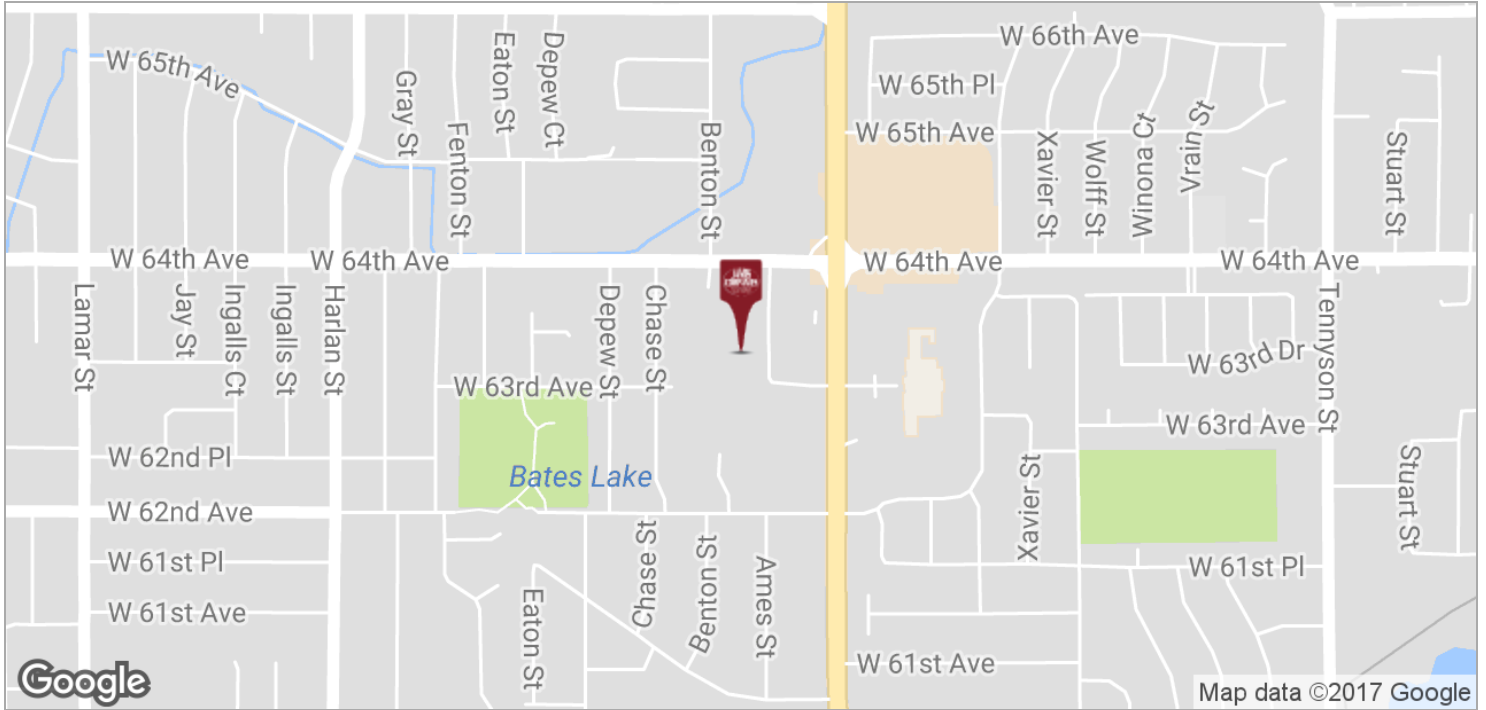
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LOCATION MAPS



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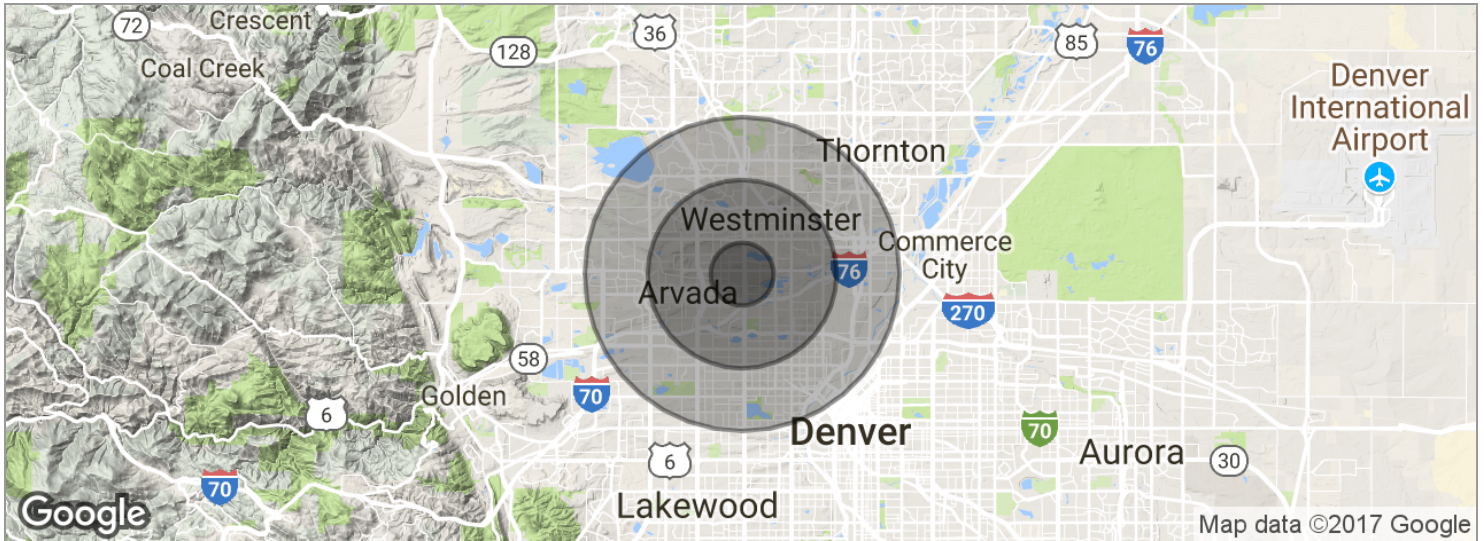
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,707	121,076	339,914
Median age	35.3	36.0	36.6
Median age (male)	33.6	34.9	35.5
Median age (Female)	36.3	37.3	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,109	47,872	138,453
# of persons per HH	2.7	2.5	2.5
Average HH income	\$61,510	\$57,860	\$59,689
Average house value	\$204,560	\$219,729	\$233,666

** Demographic data derived from 2010 US Census*

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