

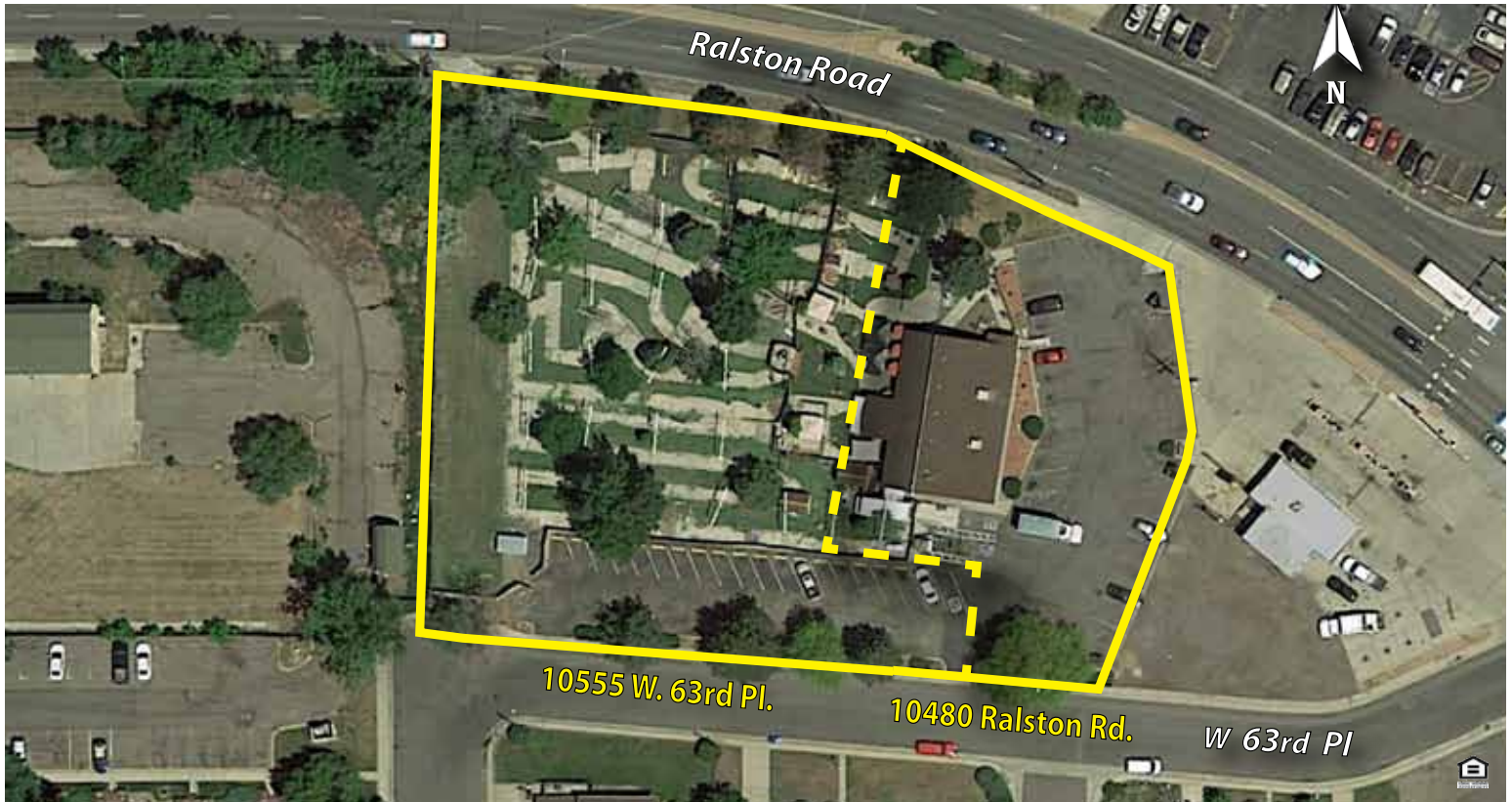
REDEVELOPMENT/REPOSITION OPPORTUNITY

10480 Ralston Rd., Arvada, Colorado
 10555 W. 63rd Place, Arvada, Colorado

\$1,395,000



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10555 W. 63rd Place: Arvada, CO

| | |
|-----------------|-----------------|
| Price: | \$495,000 |
| Land Size: | 1.082 Acres |
| Property Taxes: | \$13,054 (2018) |
| Parcel #: | 39-091-07-003 |
| Parking: | 20 Spaces |

10480 Ralston Road: Arvada, CO

| | |
|-----------------|-----------------|
| Price: | \$900,000 |
| Land Size: | .582 Acres |
| Property Taxes: | \$16,981 (2018) |
| Parcel #: | 39-091-07-002 |
| Building Size: | 2,760 |
| Building YOC: | 1982 |
| Parking: | 33 Spaces |

Investment Highlights:

- Total purchase price is \$1,395,000 for 1.664 Acres
- Redevelopment/Reposition opportunity located on busy Ralston Road in Arvada, CO
- Zoned B-2 (General Business) District
- Potential to remodel and reestablish a bar / outdoor entertainment business
- Future expansion and redevelopment potential
- 10555 W. 63rd Place may be purchased separately

Fuller Real Estate
 (303) 534-4822

Mike Haley
 720.287.5408 direct
 720.309.3413 mobile
 MHaley@FullerRE.com



DEMOGRAPHICS (CoStar 2019)

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|----------|----------|----------|
| Population: | 15,631 | 105,122 | 258,027 |
| Households: | 6,430 | 43,666 | 106,735 |
| Median Income: | \$69,704 | \$68,839 | \$70,352 |
| Employees: | 3,624 | 72,392 | 156,955 |
| Businesses: | 388 | 7,335 | 16,017 |

Traffic Counts: (CoStar 2018)

W 64th Ave @ Oak St; 20,384 vpd

