

LAND  
FOR SALE

# CANDELAS

## OFFICE OPPORTUNITY

JEFFERSON PARKWAY & STATE HWY 72  
ARVADA, COLORADO



### PROPERTY OVERVIEW:

**PROPERTY LOCATION:** Jefferson Parkway and State Highway 72, Arvada, CO  
**AVAILABLE LAND:** 184.8 acres  
**WATER / SEWER:** City of Arvada  
**ZONING:** PUD

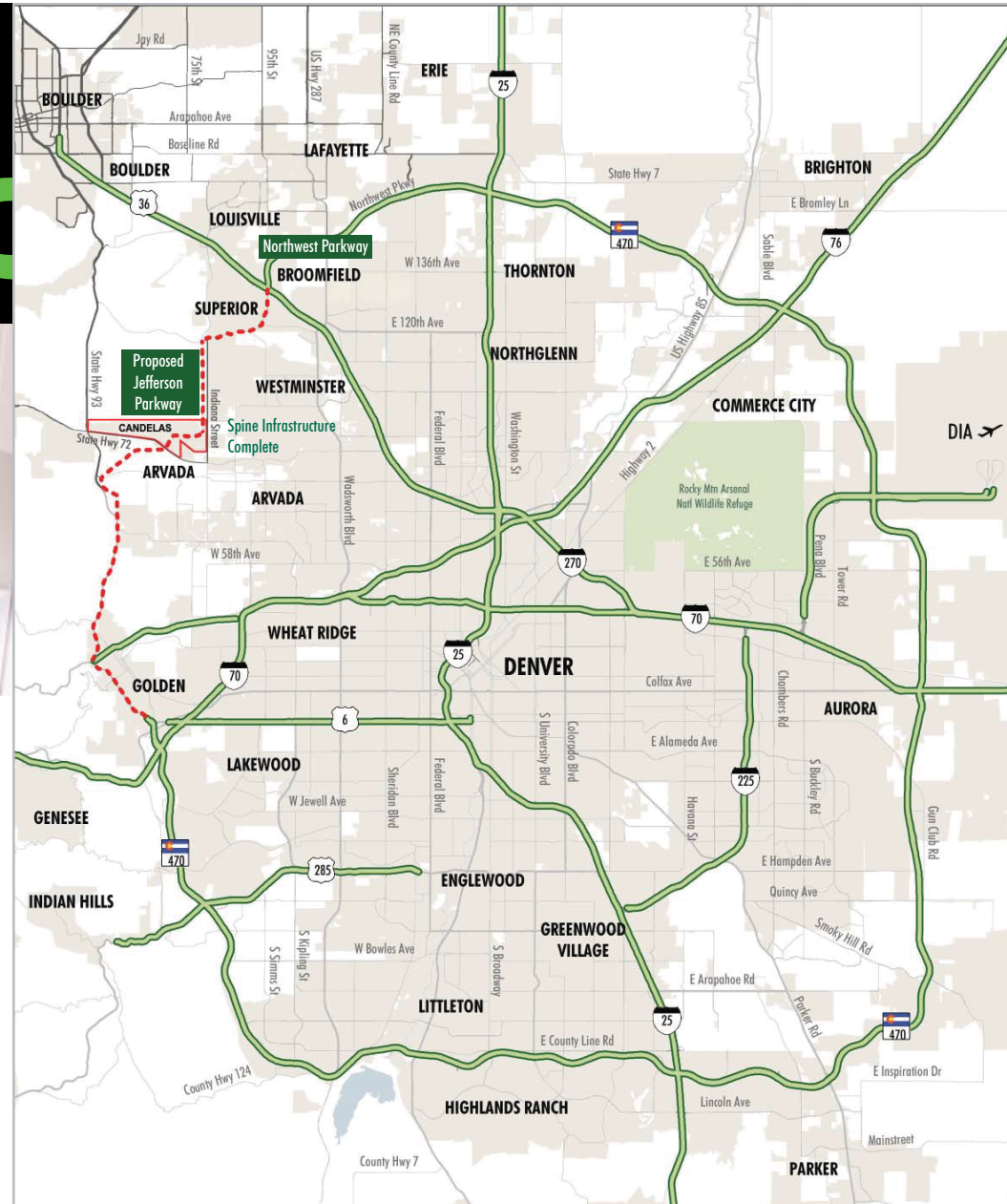
### NOTABLE FEATURES

- Seller will provide off-sites
- Significant visibility
- In close proximity to employment generators
- Outstanding views: Mountain, Downtown Denver, Denver Metro area, Welton Reservoir, and Standley Lake
- Potential for water frontage on Welton Reservoir
- Trail system
- Zoned, annexed, and entitled
- Spine infrastructure complete

FOR MORE  
INFORMATION  
PLEASE  
CONTACT

**Frank Kelley**  
720.528.6344  
frank.kelley@cbre.com

**Blake Harris**  
720.528.6416  
blake.harris@cbre.com



For additional information, please visit the website:

[www.cbre.com/candelas\\_commercial](http://www.cbre.com/candelas_commercial)





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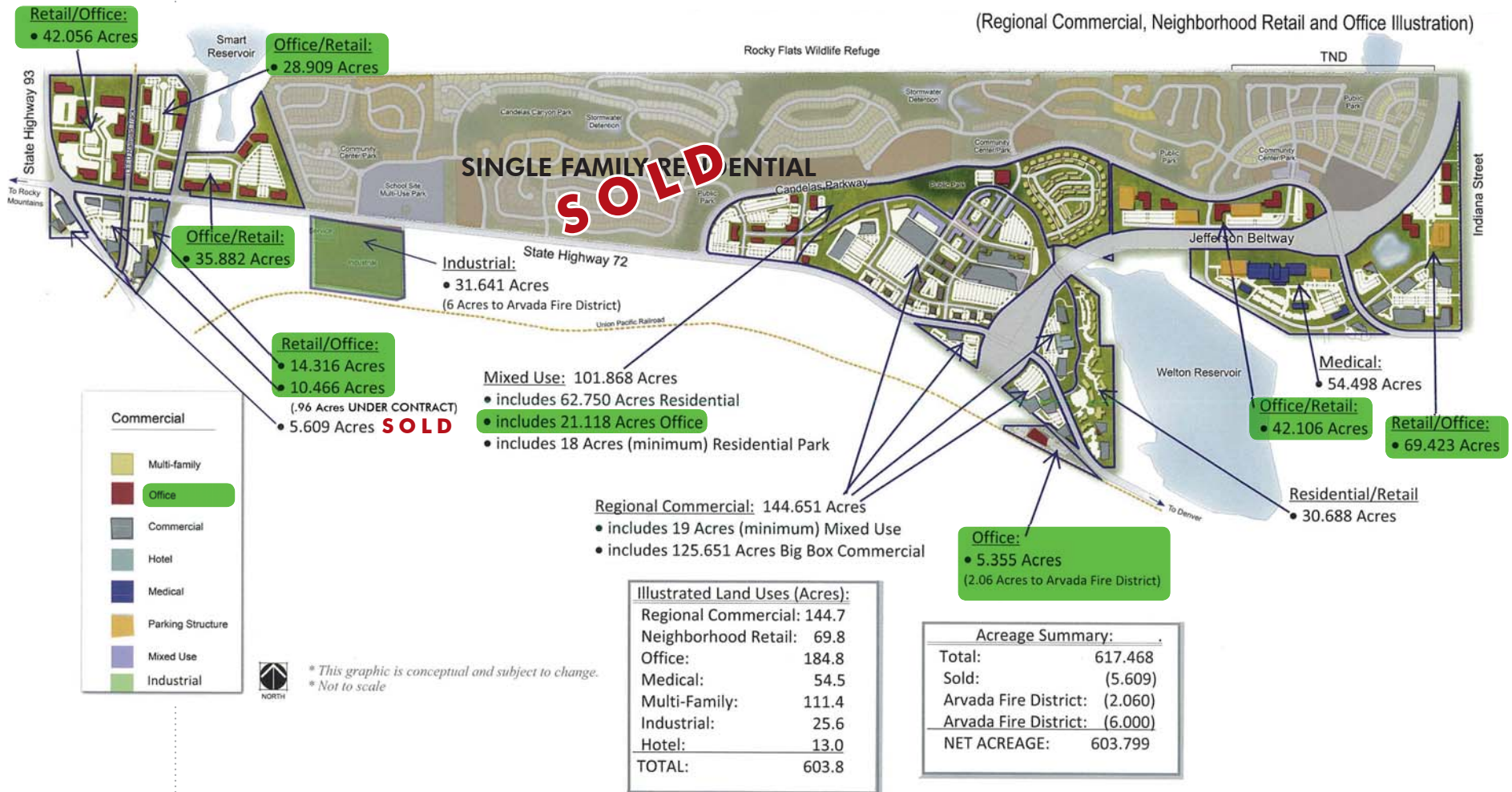


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