



OFFICE INDUSTRIAL RETAIL INVESTMENTS

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2.12± Acres COMMERCIAL LAND FOR SALE

66th Place & Indiana Street Arvada, Colorado



Property outlines are a visual representation of the properties and may not be accurate. Consult broker for complete legal description.

Great opportunity to own development land in the Indiana Business Center at approximately West 66th Place & Indiana Street in Arvada. Two platted lots are zoned PUD-Industrial, City of Arvada. A few of the allowed uses include restaurant, fast food, veterinarian, schools, self storage, vehicle sales, etc.

Lot 9: 43,651 SF - \$436,510 (\$10.00 PSF)
Taxes: \$1,746 (2016)

Lot 10: 49,065 SF - \$490,650 (\$10.00 PSF)
Taxes: \$1,945 (2016)

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population:	9,425	59,623	151,571
Households:	3,520	22,848	58,840
Median Household Income:	\$102,790	\$95,388	\$76,532
Median Age:	44.30	43.40	42.20

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