

FOR SALE

5858 Ward Rd Arvada CO 80004



Building Details:

This two-story church building offers 17,987 square feet and sits on 6.7 Acres. Additionally, the site has high visibility frontage, along Ward Road, which has over 33,000 cars per day. The site also contains a paved parking lot that has 100 parking spaces and two access points.

Property Details:

- **Building Size:** 17,987 SF
- **Lot Size:** 6.7 AC
- **Zoning:** L-R (Arvada)
- **Year Built:** 1976
- **Great Views**
- **Two Access Points**
- **Recently Renovated**
- **Redevelopment Opportunity**

SALE PRICE: \$3,400,000



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Demographics

Average Household Income:

1 Mile	2 Miles	3 Miles
\$85,771	\$75,119	\$72,815

Population:

1 Mile	2 Miles	3 Miles
10,648	80,320	203,473

Average Age:

1 Mile	2 Miles	3 Miles
41.30	41.30	40.90

Estimated Pop Growth 2019-20204:

1 Mile	2 Miles	3 Miles
2.06%	3.56%	4.33%



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Additional Photos



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