

FOR SALE

Arvada Land for Sale

INDIANA STREET & 68TH AVENUE
6710 Indiana Street
Arvada, CO 80007



SALE PRICE: \$1,800,000

- 21.69 acres in expanding area near Arvada Towne Center
- Zoned A2 in Unincorporated Jefferson County
- City of Arvada: PUD - Industrial/Commercial
- Potential uses include agriculture, greenhouse, forestry farming, etc
- Veterinary hospital for large animal, veterinary office, or clinic and kennel
- Religious Assemblies, school, recreation, and amusement indoor
- Conditional uses include live work units, self storage, and restaurants



Demographics (Source: Allocate Data 2016)

	1 miles	3 miles	5 miles
Population	8,556	57,812	140,972
Avg HH Inc	\$134,409	\$113,217	\$93,637
Employees	4,655	22,190	60,659
Businesses	403	2,336	6,360

Traffic Counts (DRCOG 2015, '2013; City of Arvada '2005)

On 64th Ave east of Indiana St	24,599 cars/day
On Indiana St north of 64th Ave	18,583 cars/day ¹
On Indiana St north of 72nd Ave	14,448 cars/day ²

CONTACT

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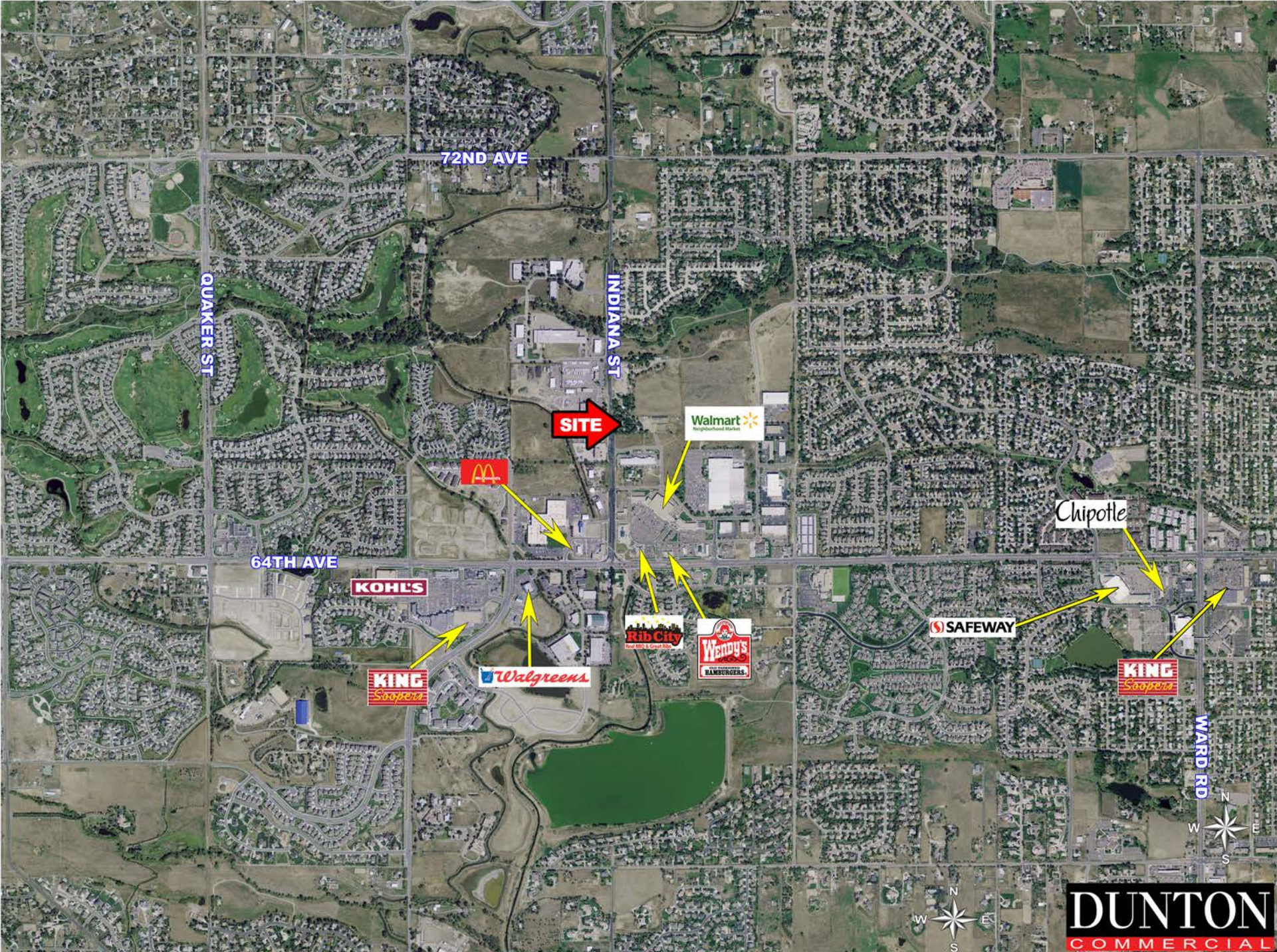
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since 1904

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64th Avenue & Indiana Street Arvada, Colorado



PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION.
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