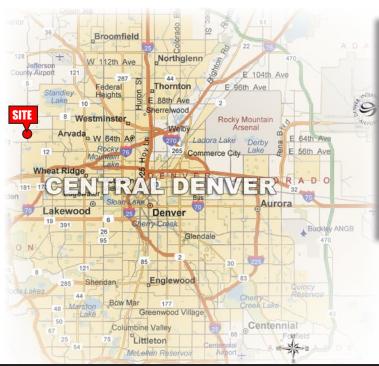


FOR SALE

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



- 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, 12013; City of Arvada 22005)			
On 64th Ave east of Indiana St 24,599 cars/		99 cars/day	
On Indiana St north of 64th Ave		18,583 cars/day¹	
On Indiana St north of 72nd Ave 14,448 cars/day			8 cars/day²

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sbreslin@dunton-commercial.com 720.382.7327 Direct

Shawn Breslin

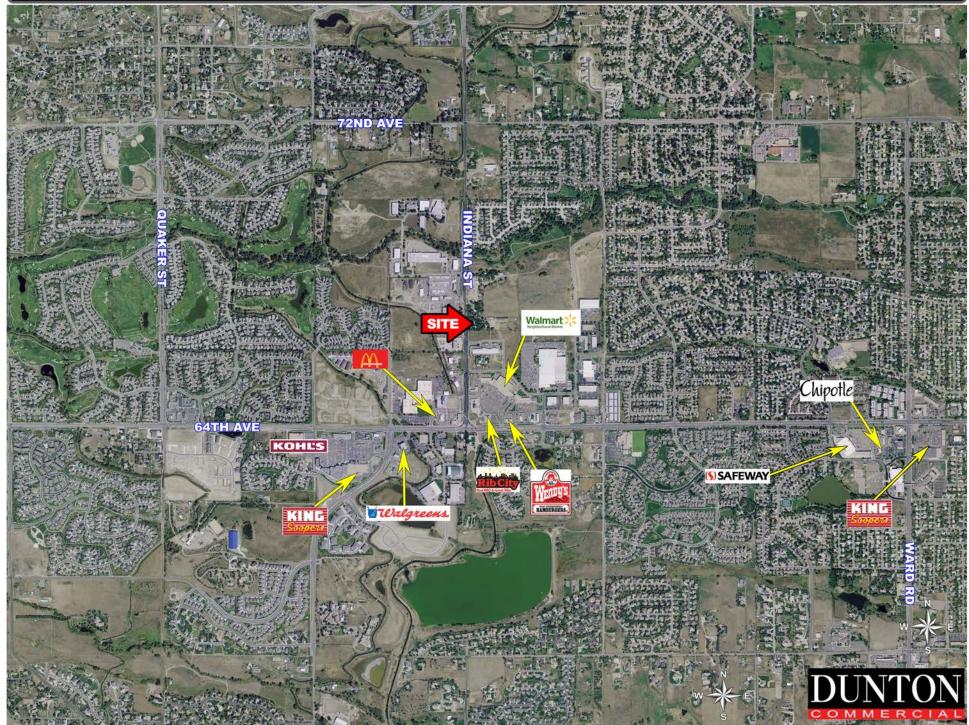
since 1904

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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 SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. RIVERANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. RIVERANT SPACES AND SMALL SHOP SMALL SHOP SPACES AND SMALL SHOP SPACES AND SMALL SHOP SMALL SHOP SPACES AND SMALL SHOP SMALL SHOP SPACES AND SMALL SHOP SPACES AND SMALL SHOP SMALL SHOP SPACES AND SMALL S