

5400-5430

W 56TH AVE
ARVADA CO 80002

\$2,100,000
SALE PRICE

INDUSTRIAL
WITH YARD



SUBJECT PROPERTY
5400-5430 W 56TH AVE

OUTDOOR STORAGE



DENVER INFILL
SPECIALISTS



SAM LEGER

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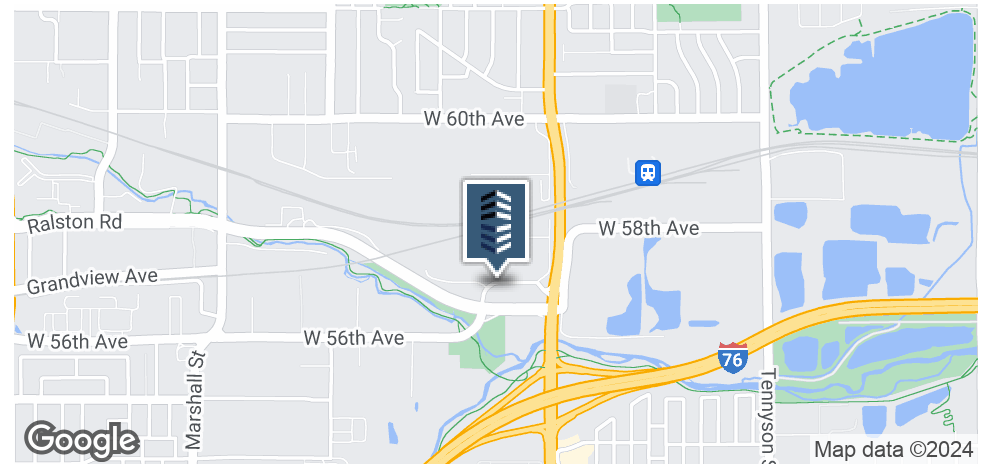
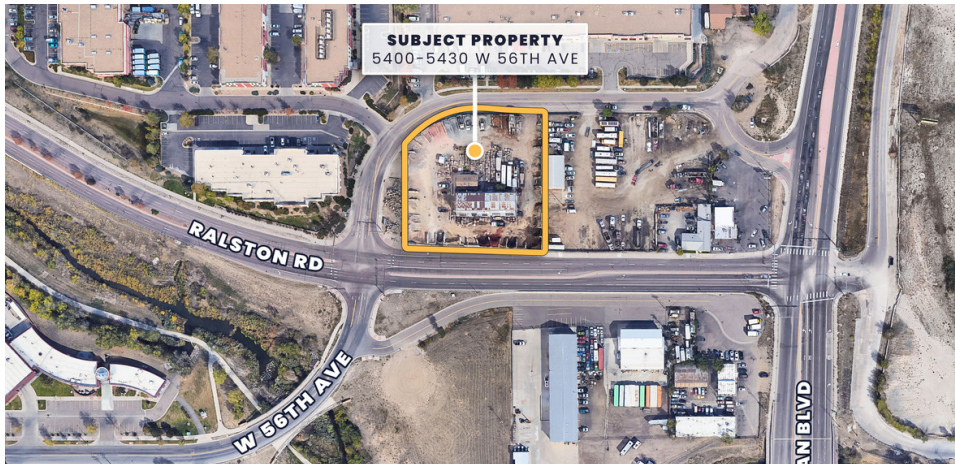
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,100,000
Building Size:	5,700 SF
Total Lot Size:	61,147 SF
Hoist:	1/2 Ton
Power:	3 Phase (220V)
Roof Type:	Metal
Year Built:	1959
Zoning:	I-1
Property Taxes (2023):	\$33,542.20

PROPERTY OVERVIEW

Unique Properties Inc. is pleased to present the rare opportunity to acquire a large industrial property with outdoor storage in Arvada, Colorado. This property offers 5,700 square feet of warehouse space with an additional office just off of Ralston Road and Sheridan within a rapidly expanding part of the city. Being located right at the entrance to Arvada, there's a constant flow of traffic and with easy access to Sheridan as well as I-76. The next owner will have no problem capitalizing on a large customer base and taking advantage of the high visibility. With so few properties on the market allowing for outdoor storage, this is an excellent opportunity for a new owner to continue to expand their business just outside of Denver.

PROPERTY HIGHLIGHTS

- Immediate highway access
- Corner lot with high visibility
- Warehouse with tons of outdoor storage space
- Heavy power
- 1/2 ton hoist



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ADDITIONAL PHOTOS



DEMOGRAPHICS MAP & REPORT

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,787	10,253	26,690
Average Age	31.0	34.2	35.2
Average Age (Male)	31.4	33.2	34.7
Average Age (Female)	31.4	35.6	36.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	631	4,062	11,060
# of Persons per HH	2.8	2.5	2.4
Average HH Income	\$69,120	\$72,664	\$78,528
Average House Value	\$174,766	\$295,674	\$337,962

2020 American Community Survey (ACS)

