

FOR SALE

INDUSTRIAL WAREHOUSE

5695 N LAMAR ST
ARVADA, CO 80002

±4,010 SF
± 0.66 ACRES

~~\$1,600,000~~

PRICE REDUCTION—\$1,495,000



6020 Greenwood Plaza Blvd, Suite 100
Greenwood Village, CO 80111
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FEATURES

ZONING:	MS-X (CITY OF ARVADA)
ORIENTATION:	SW CORNER OF LAMAR ST @ THE G-LINE LIGHT RAIL
CONFIGURATION:	SINGLE-TENANT LIGHT INDUSTRIAL
DOORS:	TWO 14'X10' DRIVE-THRU CONFIGURATION
ENTERPRISE ZONE:	JEFFERSON COUNTY ADMIN
PARKING:	3.3/1,000 SF
INCOME:	1 MILE—\$105,063 3 MILE—\$117,206 5 MILE—\$124,155
POPULATION:	1 MILE—12,487 3 MILE—131,788 5 MILE—363,035
TRAFFIC:	10,600 (2025) [RALSTON @ LAMAR]



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LOCATION



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OLDE TOWN ARVADA

This 4,010 SF light industrial building on 0.66 acres is located just east of Olde Town Arvada along the G-Line RTD Light Rail.

Currently configured for a single user, the property has been recently rezoned MS-X allowing for many possible redevelopment uses in the future.

- Benefit from the Enterprise Zone location.
- Enjoy dining, shopping, and all the other fantastic amenities of a thriving urban hub set within a turn-of-the-century Main Street Americana ambiance.
- In 2024 Arvada approved ~150,000 SF of new commercial development across 75 projects and looked to retain 99% of net existing brick and mortar businesses.
- Only 2 1/2 miles from the junction of I-70 and I-76.
- Convenient west-Denver suburban location just 9 miles from Downtown Denver, 22 miles from Denver International Airport, and 38 miles from skiing.



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