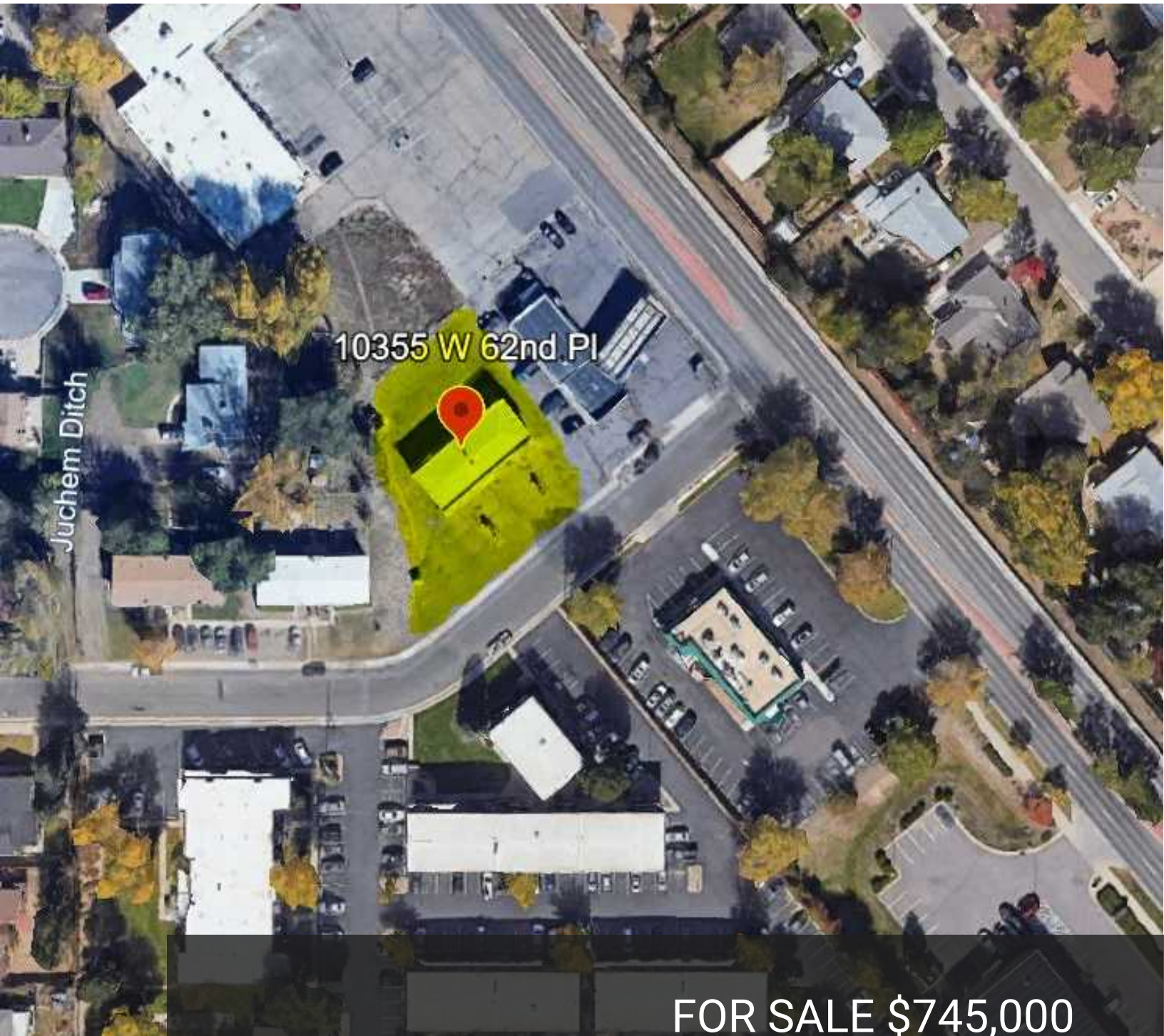


PRIME LAND REDEVELOPMENT OPPORTUNITY



STRATEGIC SITE FOR COMMERCIAL DEVELOPMENT

10355 W. 62ND PL., ARVADA, CO



FOR SALE \$745,000

Suite 200, 5261 South Quebec Street
Greenwood Village, Colorado 80111



PRESENTED BY:

PHIL KUBAT

Principal & Managing Broker

office: (720) 909-8557

cell: (303) 981-1936

phil@transworldcre.com

CO - ER100016698, TX - 759206

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

Redevelopment Opportunity
10355 West 62nd Place | Arvada, CO 80004



Property Summary

Type:	Retail
Sale Price:	\$745,000
Land SQFT:	16,596 SF
Land Acres:	0.381 ACRES
Property Class:	2230 Special Purpose
Year Built:	1965
Yard Imp:	1999
Story Height:	14'
Self Wash Bays	4
Vacuums	4
Zoning:	MX-N (Arvada)
AIN/Parcel ID:	39-091-00-007

Property Overview

Strategically located in a high-traffic area with a dense surrounding population, this property is perfectly positioned for success in the thriving Arvada market. The car wash business is also available for purchase, providing a seamless transition for new owners. Additionally, the flexible zoning allows for a variety of potential developments, including multifamily housing, restaurants, or office spaces.

Location Overview

Located in Arvada, the seventh most populous city in Colorado, this property is part of the vibrant Denver–Aurora–Lakewood Metropolitan Statistical Area and the Front Range Urban Corridor. Just 7 miles northwest of downtown Denver, the property is near the historic Olde Town Arvada district. Arvada is recognized for its proactive community initiatives, including the Arvada Resiliency Taskforce, which has contributed to the city's dynamic and thriving atmosphere.

PROPERTY PHOTOS

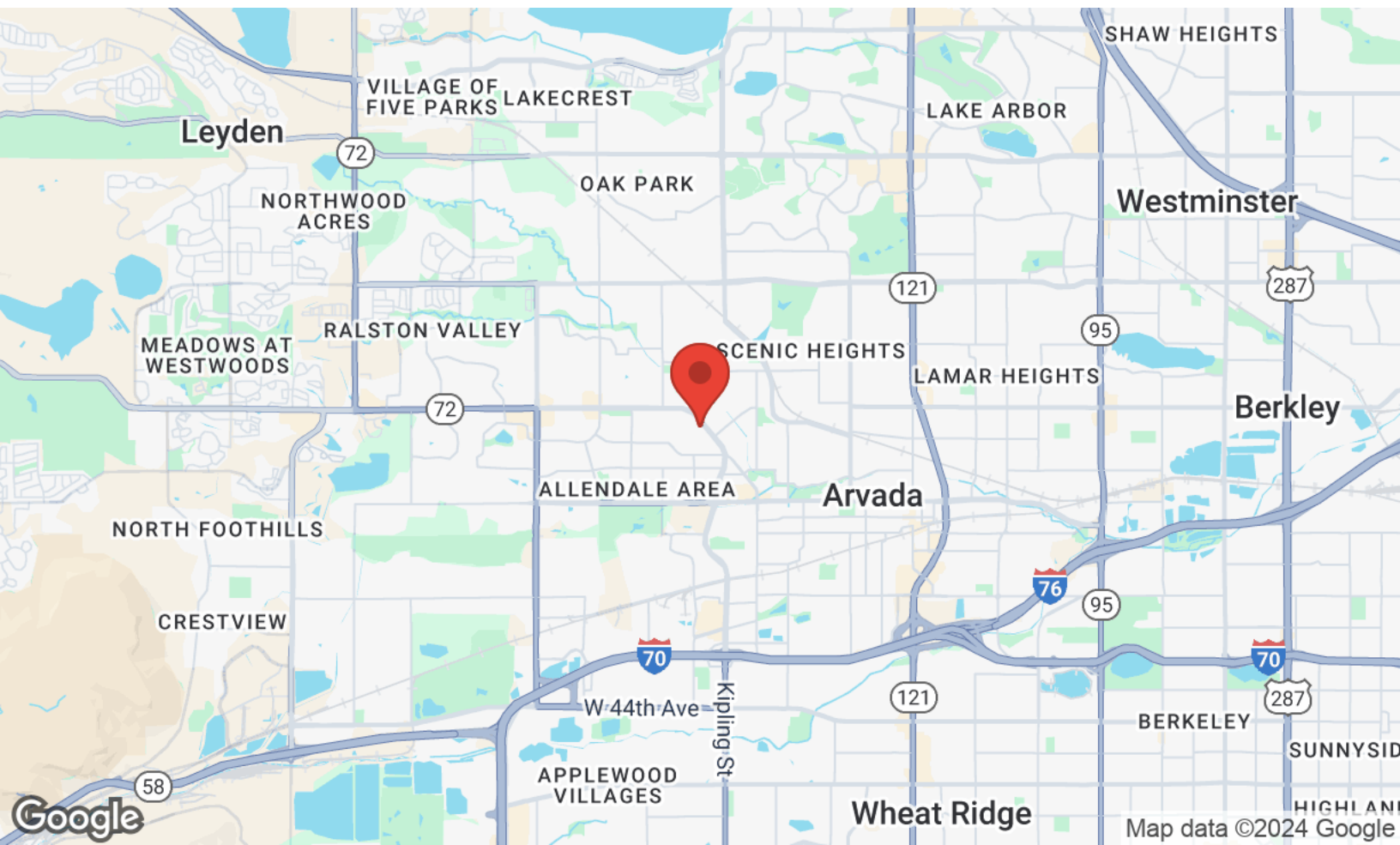
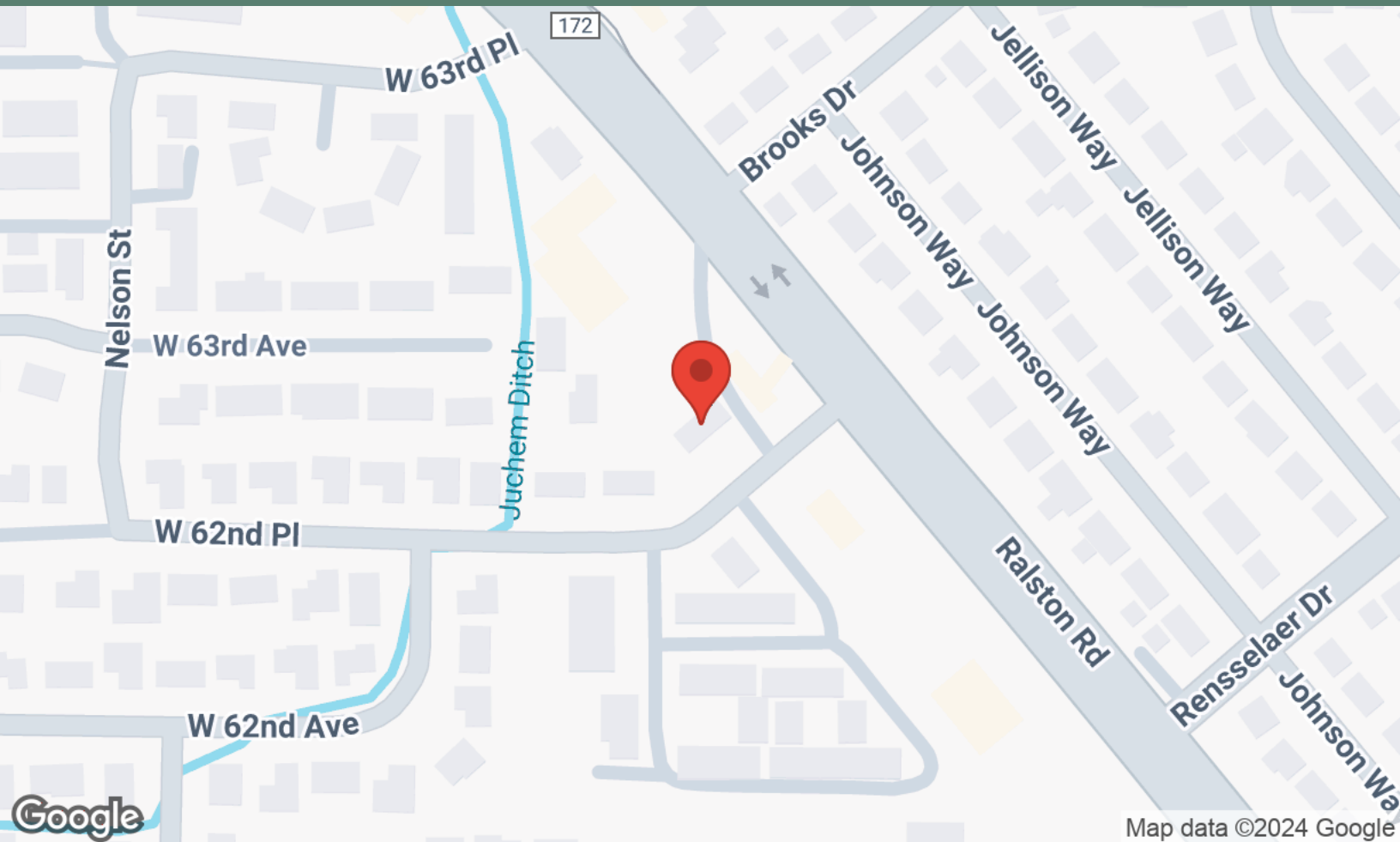
Redevelopment Opportunity

10355 West 62nd Place | Arvada, CO 80004



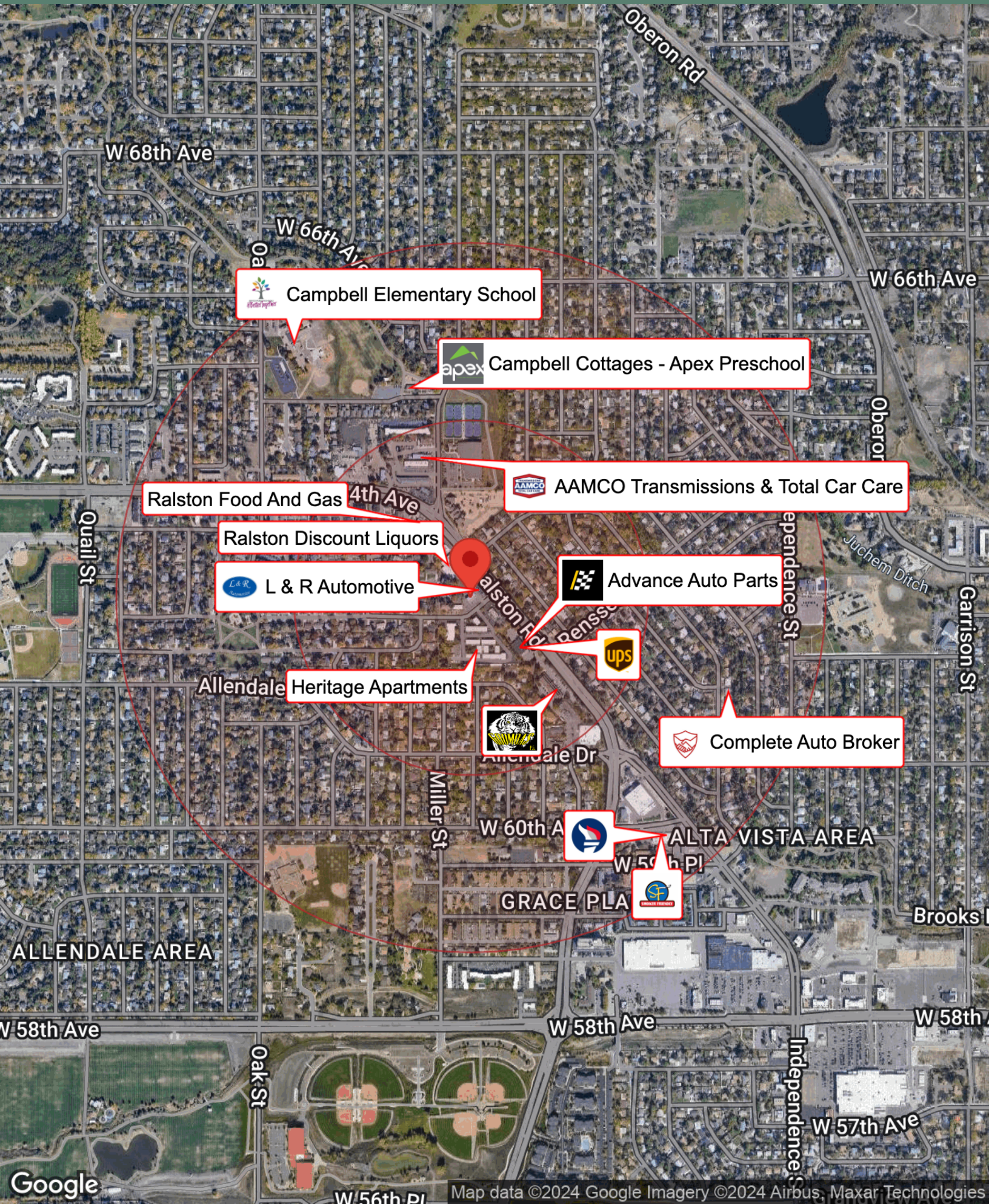
LOCATION MAPS

Redevelopment Opportunity on 10355 West
10355 West 62nd Place | Arvada, CO 80004



BUSINESS MAP

Redevelopment Opportunity on 10355 West
10355 West 62nd Place | Arvada, CO 80004



Campbell Elementary School



Campbell Cottages - Apex Preschool



AAMCO Transmissions & Total Car Care



Advance Auto Parts



Complete Auto Broker



ALTA VISTA AREA



GRACE PLAZA



L & R Automotive



Allendale Heritage Apartments

Ralston Food And Gas

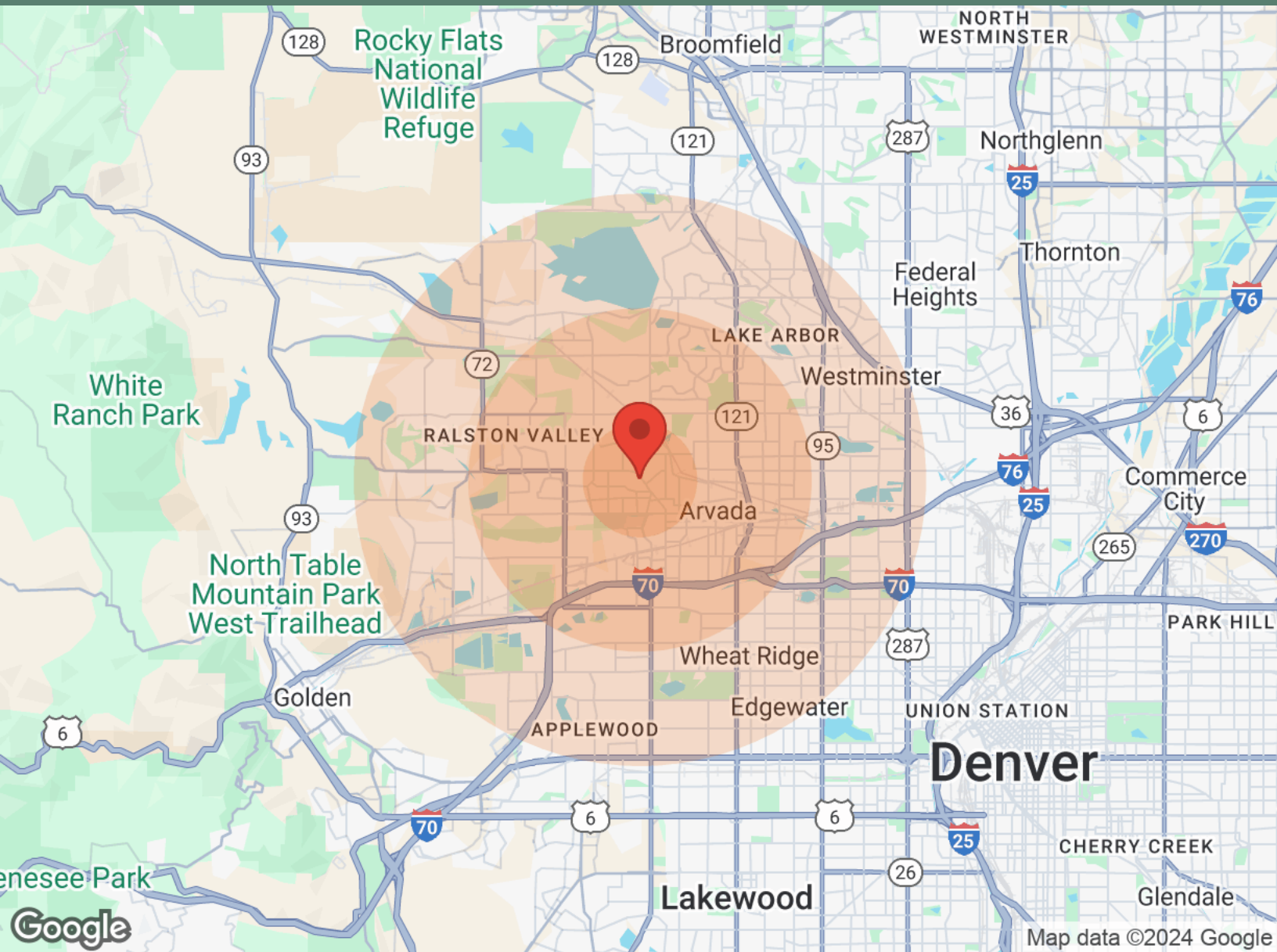
Ralston Discount Liquors

ALLENDALE AREA

Brooks

DEMOGRAPHICS

Redevelopment Opportunity on 10355 West
10355 West 62nd Place | Arvada, CO 80004



Population	1 Mile	3 Miles	5 Miles
Male	6,535	48,951	116,222
Female	6,589	49,875	120,058
Total Population	13,124	98,826	236,280

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,274	16,770	41,662
Ages 15-24	1,706	12,670	29,010
Ages 25-54	5,032	37,406	92,067
Ages 55-64	1,694	13,505	31,594
Ages 65+	2,418	18,475	41,947

Race	1 Mile	3 Miles	5 Miles
White	12,405	92,043	212,061
Black	60	343	1,045
Am In/AK Nat	29	201	591
Hawaiian	N/A	3	3
Hispanic	1,535	13,734	45,576
Multi-Racial	1,204	11,456	40,024

Income	1 Mile	3 Miles	5 Miles
Median	\$58,292	\$59,069	\$56,866
< \$15,000	549	3,392	8,850
\$15,000-\$24,999	456	3,787	9,989
\$25,000-\$34,999	694	3,823	9,822
\$35,000-\$49,999	1,015	6,145	14,935
\$50,000-\$74,999	1,025	7,972	19,222
\$75,000-\$99,999	800	6,393	13,684
\$100,000-\$149,999	600	6,055	13,777
\$150,000-\$199,999	222	2,060	5,124
> \$200,000	93	1,012	2,945

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,856	43,576	106,434
Occupied	5,622	41,706	101,233
Owner Occupied	3,295	28,487	66,962
Renter Occupied	2,327	13,219	34,271
Vacant	234	1,870	5,201

TENANT/BUYER DISCLOSURE

Redevelopment Opportunity on 10355 West
10355 West 62nd Place | Arvada, CO 80004

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (DD25-5-09) (Mandatory 7-09)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, seller also means "landlord" (which includes sublandlord) and buyer also means "tenant" (which includes subtenant).

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as: **ATTACHED BROCHURE**

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

TENANT/BUYER DISCLOSURE

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CHECK ONE BOX ONLY:

☒ Customer. Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ Customer for Broker's Listings – Transaction-Brokerage for Other Properties. When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ Transaction-Brokerage Only. Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer. Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document.

Buyer/Tenant

Buyer/Tenant

BROKER ACKNOWLEDGMENT:

Broker provided (Buyer/Tenant) with this document and retained a copy for Broker's records.

Brokerage Firm's Name: Transworld Commercial Real Estate, LLC



Broker