

For Lease or For Sale | Free Standing Building

6655 Wadsworth Boulevard, Arvada, CO



PROPERTY OVERVIEW:

- **Building Size:** Approx. 16,609 SF
- **Lot Size:** Approx. 67,709 SF
- **Pricing:** Call Agent for Pricing & Terms
- **Real Estate Taxes:** \$52,010.24
- **Year of Construction:** 1984
- **Zoning:** MX-U (Mixed-Use Urban)

HIGHLIGHTS:

- Excellent free standing building opportunity
- Abundant parking
- Excellent access and visibility to Wadsworth Boulevard
- Close proximity to I-70
- Located in the heart of Arvada
- Monument signage available on Wadsworth Boulevard

For more information,
contact:

Rich Otterstetter

303 883 1003

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SITE

Full Movement

W 67TH AVE

Arvada Dental

WADSWORTH BLVD

Arvada High School
1,425 Students

Arvada Vet Hospital

Walgreens
The Pharmacy America Trusts



W 66TH AVE

The information contained in this brochure was compiled from reliable sources, however Crosbie Real Estate Group, LLC does not warrant nor guarantee the accuracy of the representations herein. Crosbie Real Estate Group, LLC and its broker associates, as listed, are representing the Landlord/Seller, of this property. Different brokerage relationships exist.

DEMOGRAPHICS

POPULATION



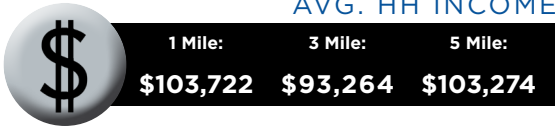
HOUSEHOLDS



DAYTIME POPULATION



AVG. HH INCOME



AVG. DAILY TRAFFIC



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