

14195 W. 68th Ave

Arvada, CO 80004

14195 West 68th Avenue



Marcus & Millichap
THE KRAMER GROUP

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BRANDON KRAMER

First Vice President Investments | Denver

Direct: (303) 328-2020

Office: (303) 328-2000

brandon.kramer@marcusmillichap.com

License: CO FA100045203





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Section One

EXECUTIVE SUMMARY

Offering Summary

EXECUTIVE SUMMARY *OFFERING SUMMARY*

The Kramer Group of Marcus & Millichap is pleased to present the exclusive listing of 14195 W 68th Ave, a 1.66 acre (72,310 sf) parcel of light industrial land in west Arvada, CO. The parcel is zoned light industrial, which offers a wide range of allowed uses in a high demographic area of the west Denver metro area. The property has a current and approved entitlement for a restaurant that can be transferred to new ownership. The property backs to the Ralston Creek trail, popular to cyclists and equestrians. The Parkway Business Center is home to several local and regional businesses with access to several major arteries in the Denver MSA.

Priced below the market at \$10.03/SF or \$436,746/acre, the parcel is priced to sell and is positioned well for several types of development. City of Arvada, Light Industrial Zoning allowed uses can be viewed here:

<https://www.arvadaco.gov/177/IL-Industrial-Light-District>



Purchase Price **\$725,000**

14195 W 68th Avenue | Arvada, CO 80004

Price/SF \$10.03/SF

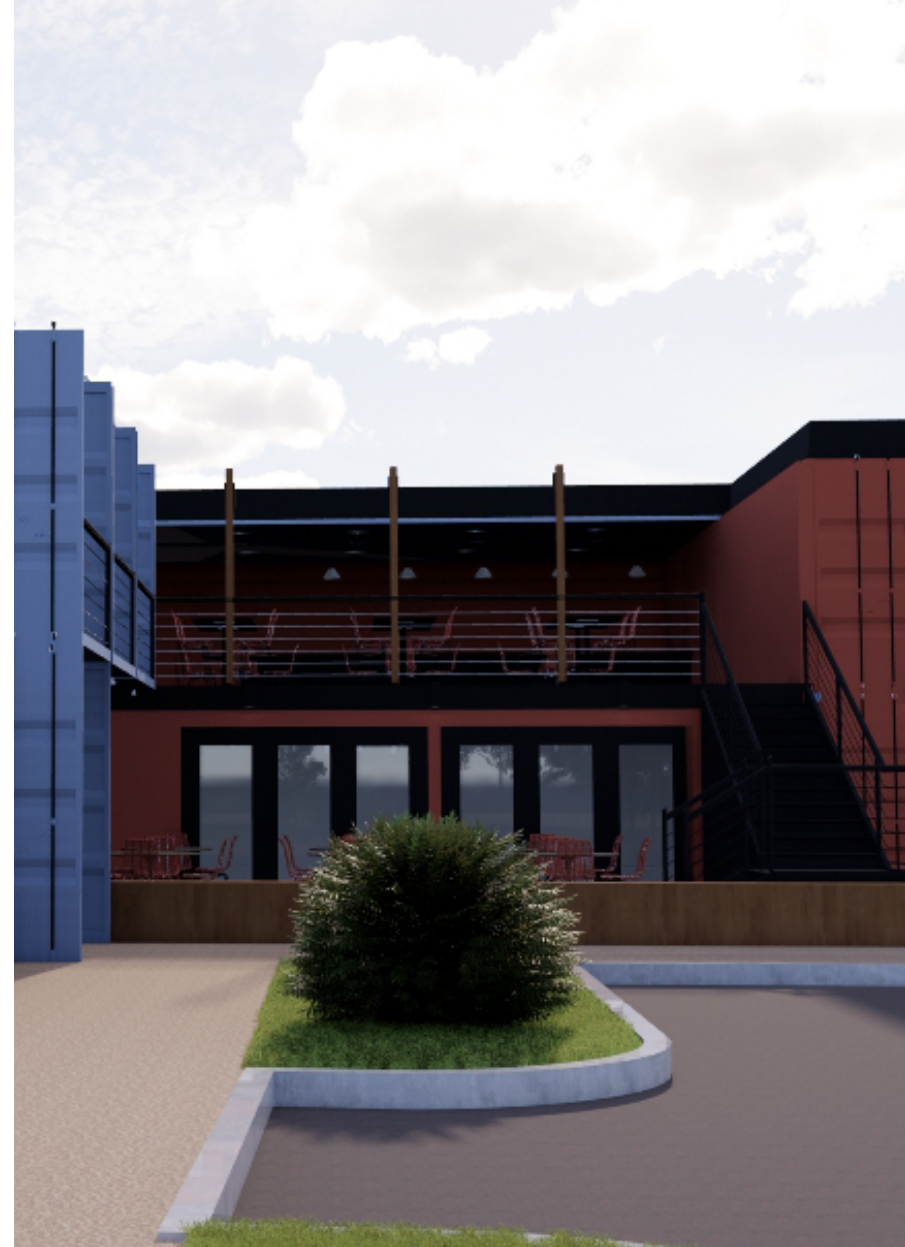
Price/Acre \$436,746/AC

Total Acres 1.66 Acres

Zoning Light Industrial - Many Uses Allowed

INVESTMENT HIGHLIGHTS

- 1.66 Acres (72,309 SF) of Light Industrial Land
- High Demographic, West Arvada Location
- Grading/Excavation Permits in Place
- Entitlements and Plans in Place for a Restaurant
- \$200,000 Discounted/Grandfathered Tap Fees
- Backs to the Ralston Creek Trail
- Priced Below Market at \$10.03/SF





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Section Two

PROPERTY INFORMATION

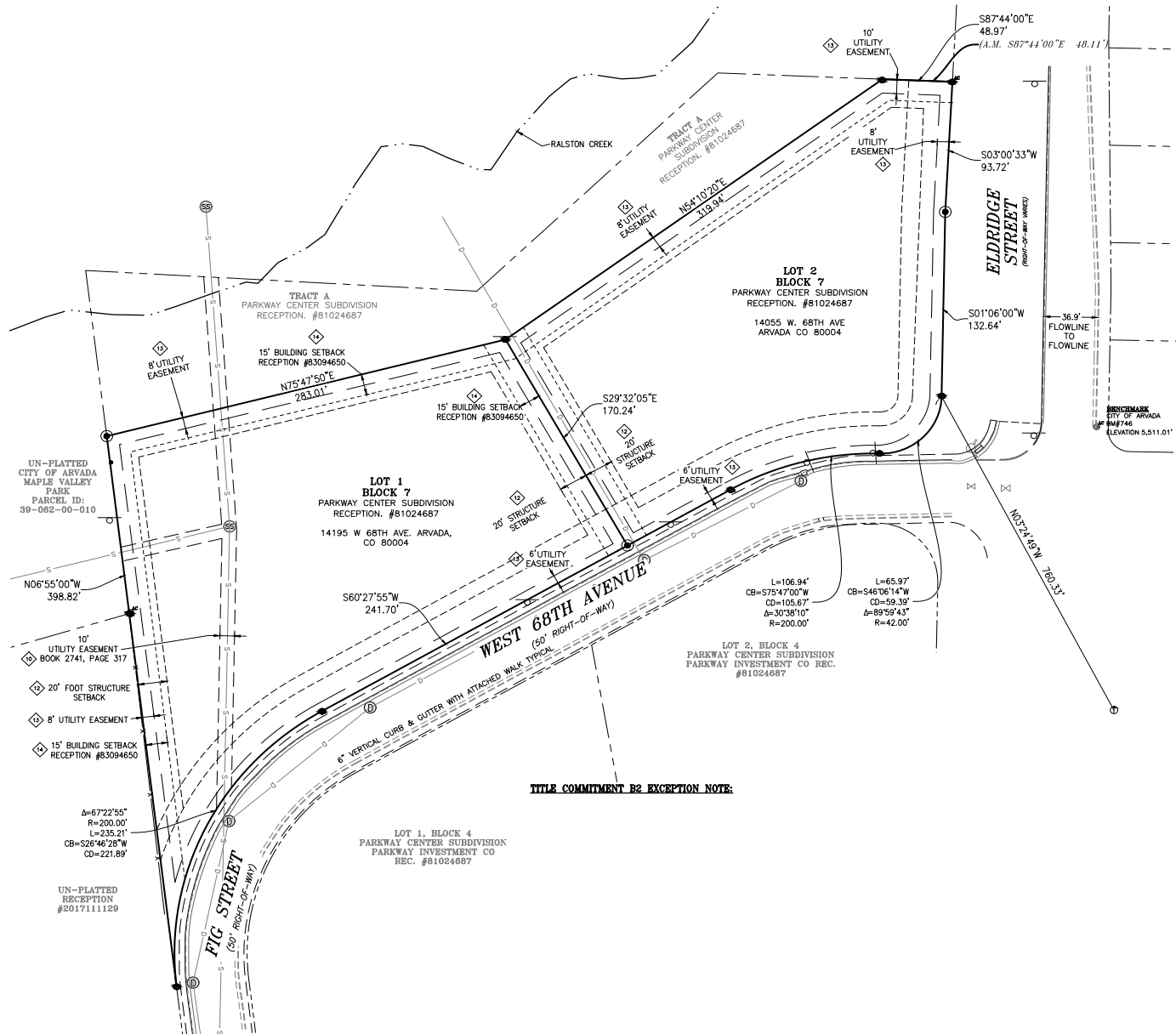
Property Plat Lot 1 & 2

Local Map

Regional Map

Aerial Maps

INVESTMENT OVERVIEW PROPERTY PLAT LOT 1

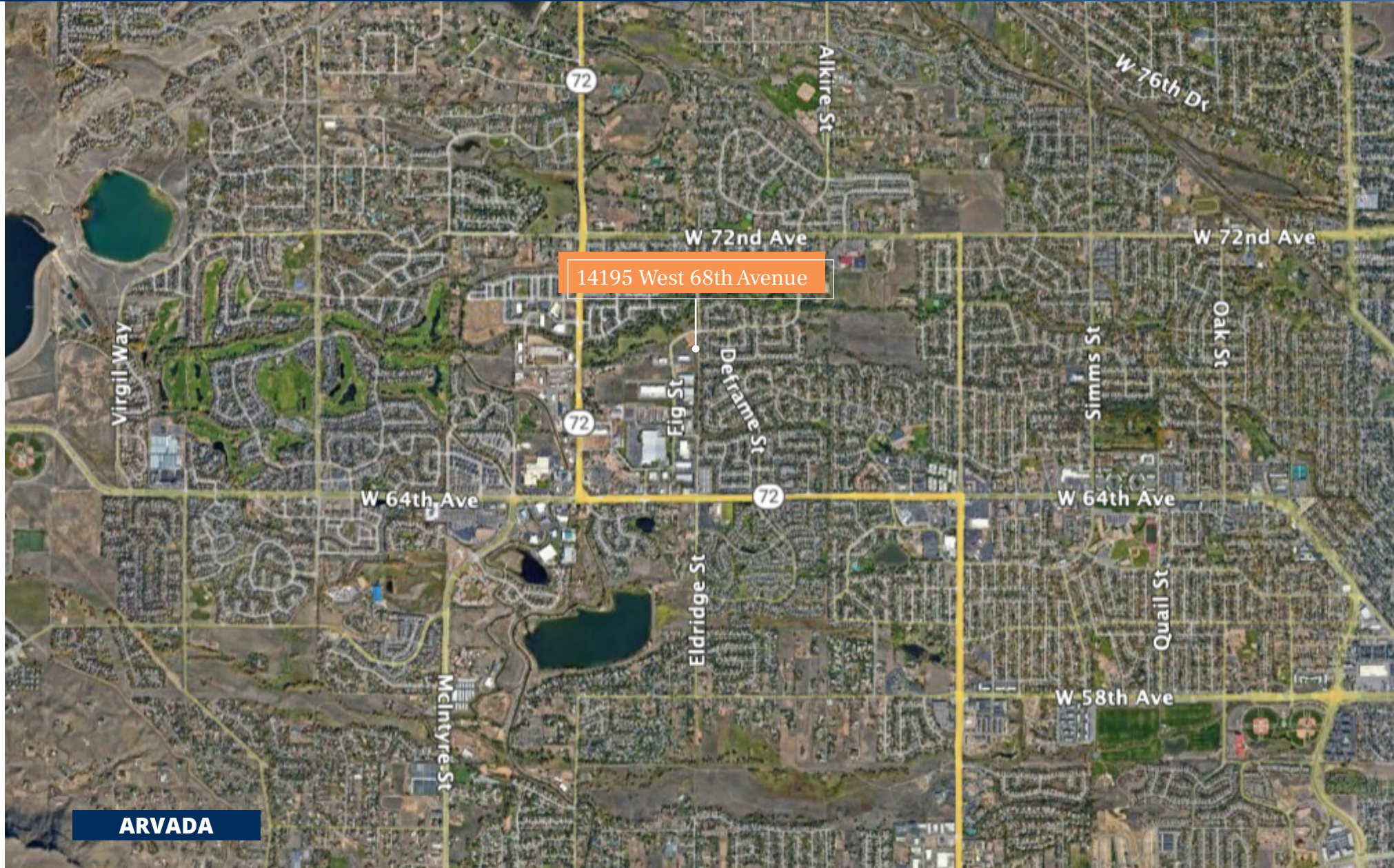




INVESTMENT OVERVIEW LOCAL MAP



ARVADA



ARVADA

INVESTMENT OVERVIEW *AERIAL MAP*





INVESTMENT OVERVIEW AERIAL MAP



Candelas

Rising Star Equestrian Center



Federal Heights

Indian Tree Golf Club

Water World

14195 West 68th Avenue

West Woods Golf Club

SPROUTS FARMERS MARKET | Panera BREAD | goodwill | AutoZone | QDOBA MEXICAN EATS

KING Scoopers | BUFFALO WILD WINGS | O'Reilly AUTO PARTS | COVER THE EARTH | Wendy's

Starbucks | ACE Hardware | PAPA JOHN'S PIZZA | SHERWIN WILLIAMS | GREASE MONKEY Oil Changes & More

SEPHORA

Old Town Arvada



Downtown Golden



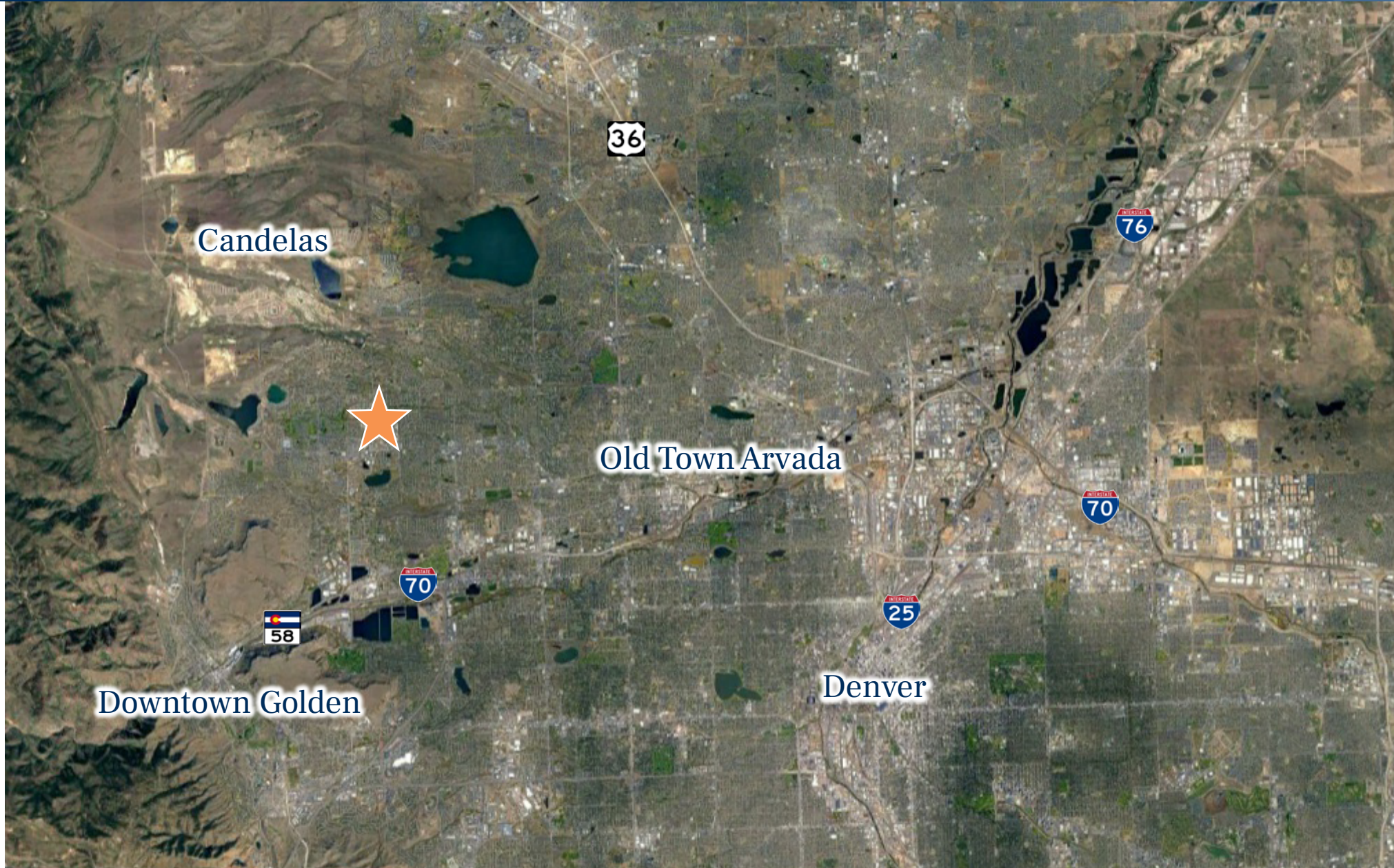
FLOOR DECOR & | sam's club

TEXAS ROADHOUSE | LOWE'S | THE HOME DEPOT

CAVA | Starbucks | COSTCO WHOLESALE

DISCOUNT TIRE | Michaels | FirstWatch THE BATTERY CLUB

Denver





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Section Three

MARKET OVERVIEW

Denver Overview

Denver Demographics

DENVER

The Denver-Aurora-Lakewood metro is at the center of Colorado’s Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver’s elevation of 5,280 feet above sea level earns it the nickname “Mile High City.”

METRO HIGHLIGHTS



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines.



EMPHASIS ON SKILLED JOBS

Denver’s highly-educated labor force attracts tech employers. Roughly 42 percent of residents ages 25 and older hold at least a bachelor’s degree.



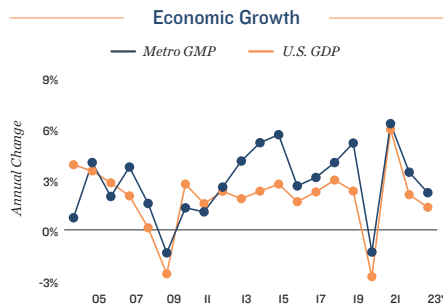
THRIVING ALTERNATIVE ENERGY SECTOR

The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.



ECONOMY

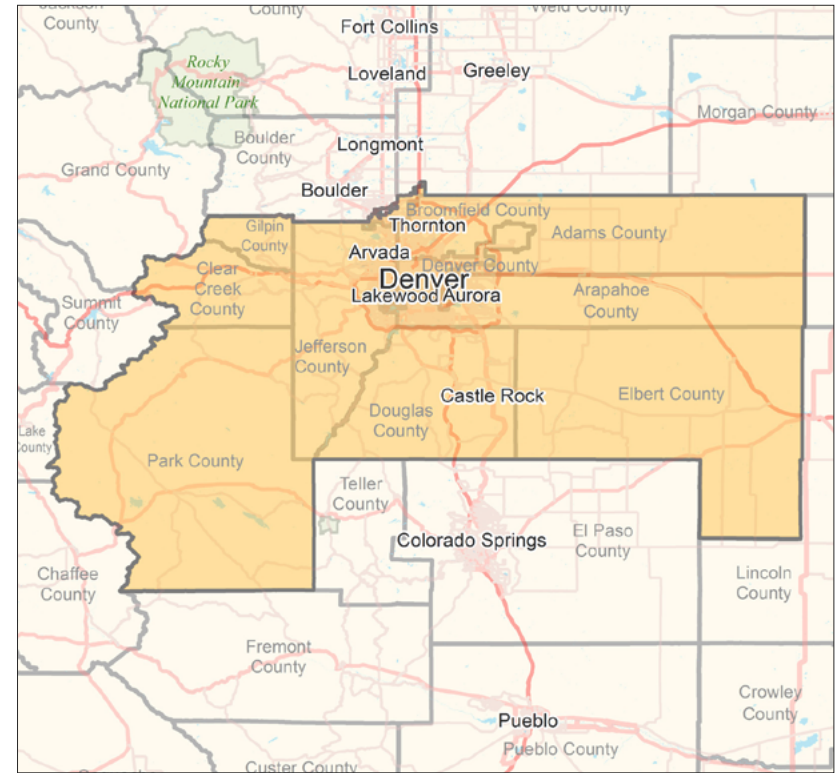
- Key drivers of the local economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- Denver's economy is expanding, with the annual change in gross metropolitan product expected to exceed 2 percent this year.
- Many of the largest firms are in population-serving businesses, such as retail and health care, and their expansions will track population and income growth.
- Denver is home to 10 Fortune 500 companies, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.



* Estimate, ** Forecast

MAJOR AREA EMPLOYERS

- HealthONE
- CenturyLink
- Children's Hospital Colorado
- Kaiser Permanente
- Lockheed Martin Corp.
- Comcast Corp.
- Frontier Airlines
- Wells Fargo
- United Airlines, Inc.
- University of Colorado Health



SHARE OF 2022 TOTAL EMPLOYMENT



5%
MANUFACTURING



19%
PROFESSIONAL AND
BUSINESS SERVICES



13%
GOVERNMENT



10%
LEISURE AND
HOSPITALITY



8%
FINANCIAL ACTIVITIES



18%
TRADE, TRANSPORTATION,
AND UTILITIES



7%
CONSTRUCTION



12%
EDUCATION AND
HEALTH SERVICES



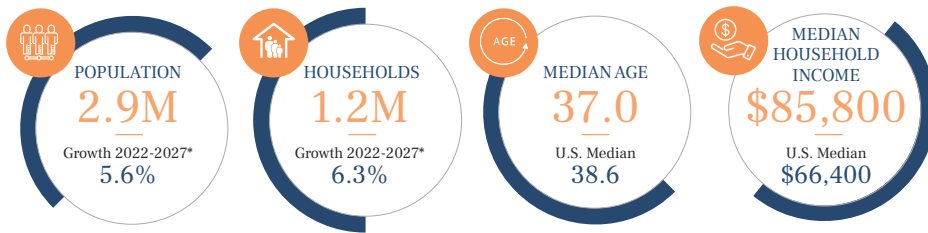
3%
INFORMATION



4%
OTHER SERVICES

DEMOGRAPHICS

- The metro is expected to add 162,400 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis.
- Gains in higher-paying employment sectors keep the median household income well above the national median.
- Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.



2022 POPULATION BY AGE



QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro, and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metropolitan area will continue to grow as the area's high quality of life attracts new residents.

SPORTS

- Baseball | [MLB](#) | COLORADO ROCKIES
- Football | [NFL](#) | DENVER BRONCOS
- Basketball | [NBA](#) | DENVER NUGGETS
- Hockey | [NHL](#) | COLORADO AVALANCHE
- Soccer | [MLS](#) | COLORADO RAPIDS
- Box Lacrosse | [NLL](#) | COLORADO MAMMOTH

EDUCATION

- UNIVERSITY OF DENVER
- COLORADO UNIVERSITY
- COMMUNITY COLLEGE OF DENVER
- METROPOLITAN STATE UNIVERSITY OF DENVER

ARTS & ENTERTAINMENT

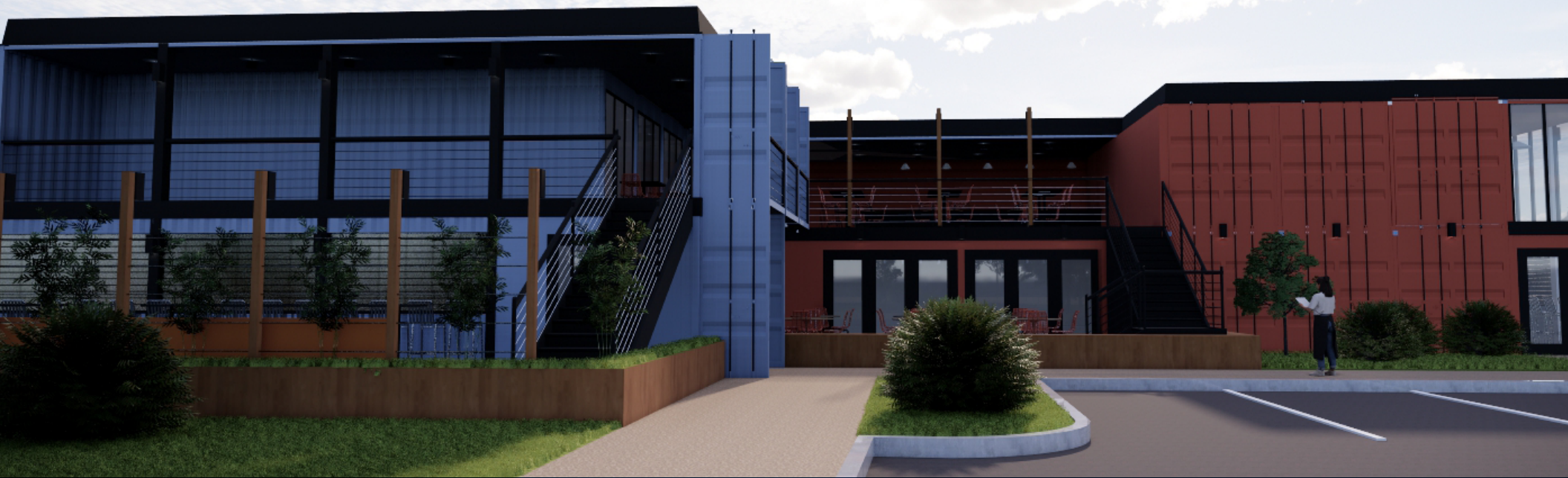
- DENVER MUSEUM OF NATURE & SCIENCE
- CHILDREN'S MUSEUM DENVER MARSICO CAMPUS
- ELITCH GARDENS
- DENVER ART MUSEUM

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

MARKET OVERVIEW





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BRANDON KRAMER

First Vice President Investments | Denver

Direct: (303) 328-2020

Office: (303) 328-2000

brandon.kramer@marcusmillichap.com

License: CO FA100045203