

FOR SALE

3680 W 64th Ave, Arvada, CO 80003



Lowell Boulevard 8,324VPD

64th Avenue 12,100VPD

PRESENTED BY:



RACHEL COLOROSA
Commercial Director
303.886.8154
rachel.colorosa@kw.com

JENNIFER CASTRO
Associate Broker
720.296.9605
JenniferCastro@kw.com

PROPERTY OVERVIEW

3680 W 64th Ave, Arvada, CO 80003

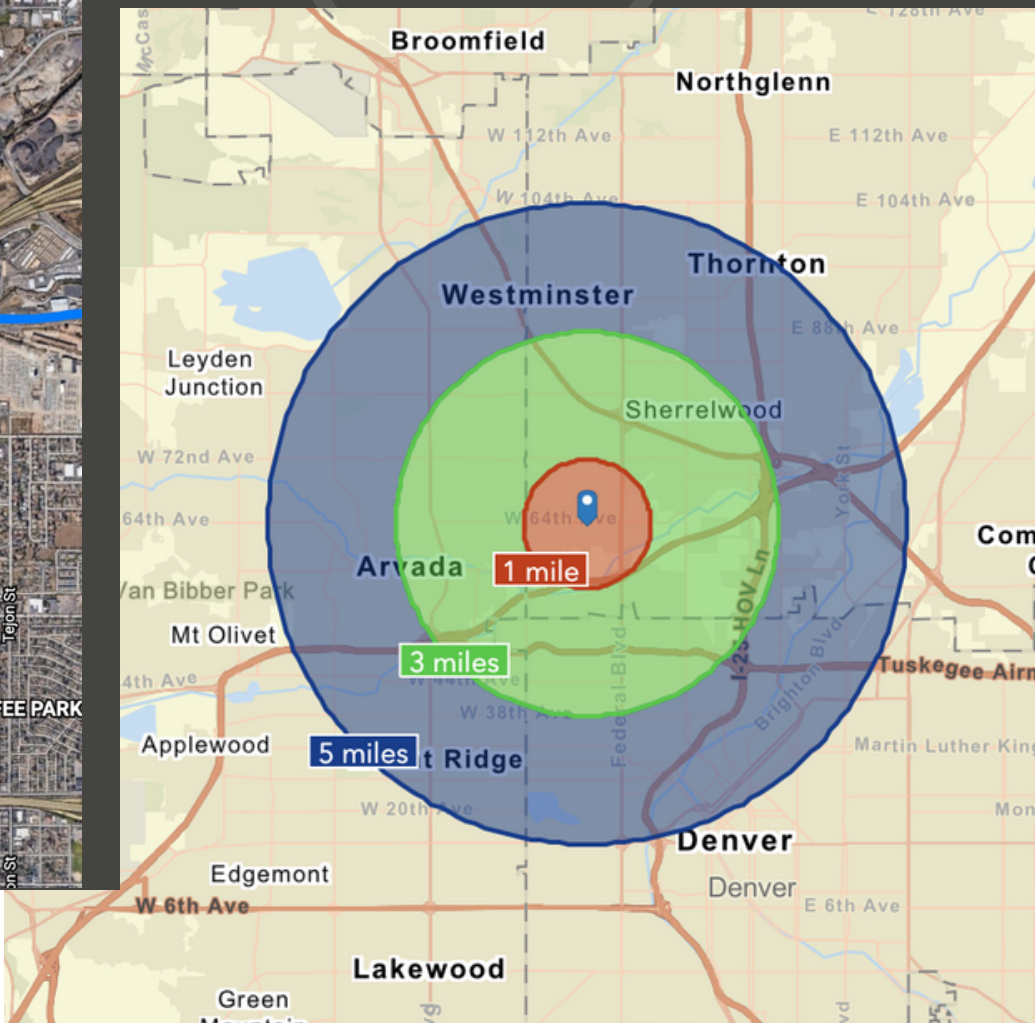
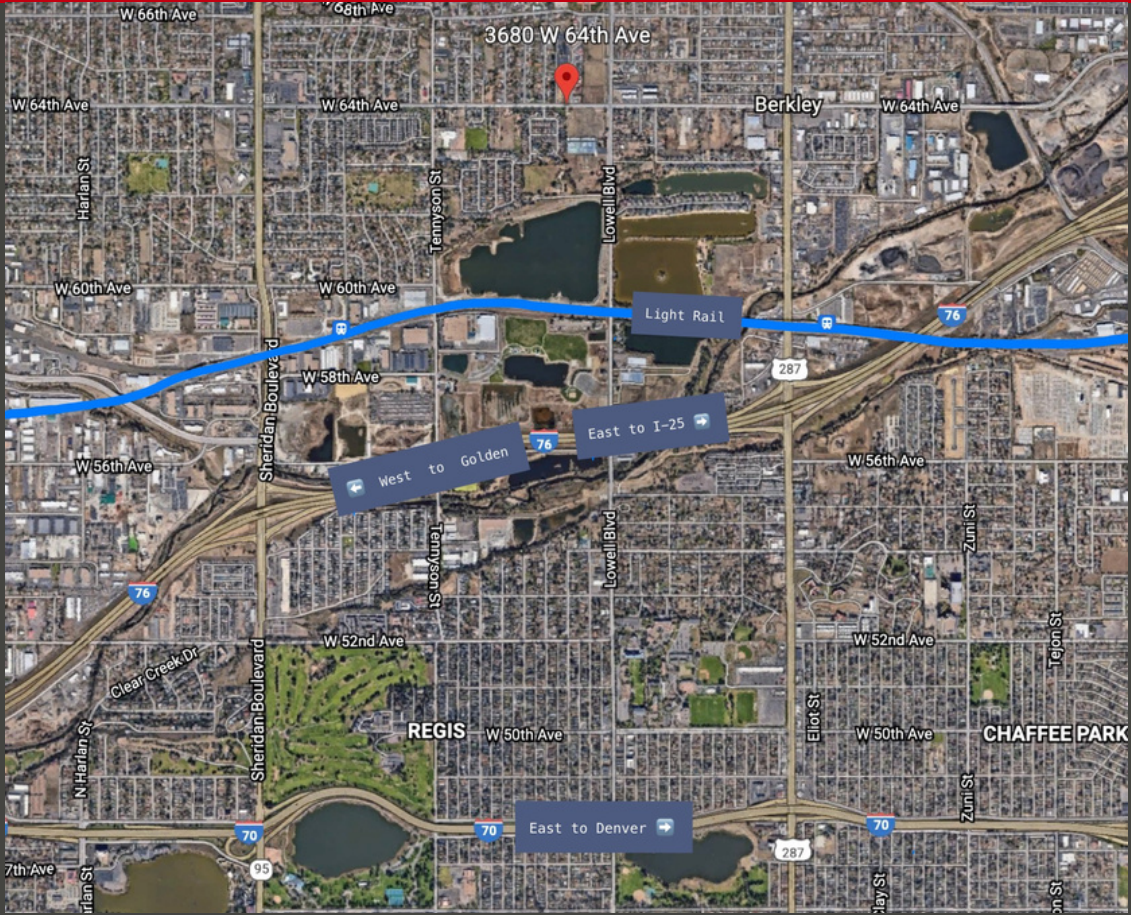


PROPERTY HIGHLIGHTS

- Asking price: Not disclosed. Call broker for details
- Total Land for Sale: 253,083sf (5.81ac)
- Unincorporated Adams County seeking medium-to-high density residential
- 2021 Tax: \$12,424
- Two legal parcels, currently zoned R-1-C and C-4
- Crestview Water & Sanitation District; Denver Water
- Natural gas and electrical to home: Xcel Energy
- Close proximity to Hidden Lake

LOCATION AND ACCESS

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Transit and Commute Times:

- 2-minute drive on/off Highway 76
- 5-minute drive on/off Highway 70
- 9-minute drive to Olde Town Arvada
- 15-minute drive to Downtown Denver

DEMOGRAPHICS

3680 W 64th Ave, Arvada, CO 80003

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Population			
2000 Population	10,386	111,636	220,336
2010 Population	9,760	108,944	220,038
2021 Population	11,159	120,265	265,271
2026 Population	11,712	125,012	286,178
2000-2010 Annual Rate	-0.62%	-0.24%	-0.01%
2010-2021 Annual Rate	1.20%	0.88%	1.68%
2021-2026 Annual Rate	0.97%	0.78%	1.53%

	0 - 1 mile	1 - 3 mile	3 - 5 mile
Mortgage Income			
2021 Percent of Income for Mortgage	29.2%	25.4%	24.5%
Median Household Income			
2021 Median Household Income	\$60,991	\$64,974	\$74,275
2026 Median Household Income	\$71,927	\$74,740	\$83,806
2021-2026 Annual Rate	3.35%	2.84%	2.44%
Average Household Income			
2021 Average Household Income	\$83,080	\$84,477	\$100,725
2026 Average Household Income	\$94,354	\$96,844	\$114,530
2021-2026 Annual Rate	2.58%	2.77%	2.60%
Per Capita Income			
2021 Per Capita Income	\$31,797	\$32,923	\$43,328
2026 Per Capita Income	\$36,132	\$37,797	\$49,504
2021-2026 Annual Rate	2.59%	2.80%	2.70%

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



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REDEVELOPMENT OPPORTUNITY

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917 Auraria Parkway | Denver, CO 80204

