

FOR SALE

INDUSTRIAL  
WAREHOUSE

5695 N LAMAR ST  
ARVADA, CO 80002

±4,010 SF  
± 0.66 ACRES

\$1,350,000



6565 S Dayton Street, Suite 3000  
Greenwood Village, CO 80111  
O: 303.692.1816  
www.johnproppcommercial.com

**Michael Honc, CCIM, CPM**  
Realty Advisor  
M: 303.915.0521  
michael@johnproppcommercial.com

**John V. Propp, CCIM**  
President  
D: 303.867.2602  
john@johnproppcommercial.com

# FEATURES

**ZONING:** MS-X (CITY OF ARVADA)

**ORIENTATION:** SW CORNER OF LAMAR ST @

**CONFIGURATION:** SINGLE-TENANT LIGHT INDUSTRIAL

**LEASE TERM:** EXPIRE 12/31/2025

**ENTERPRISE ZONE:** JEFFERSON COUNTY ADMIN

**PARKING:** 3.3/1,000 SF

**INCOME:** 1 MILE—\$88,236  
3 MILE—\$99,305  
5 MILE—\$105,749

**POPULATION:** 1 MILE—11,904  
3 MILE—130,702  
5 MILE—369,831

**TRAFFIC:** 10,555 (2022)  
[LAMAR @ RALSTON ]

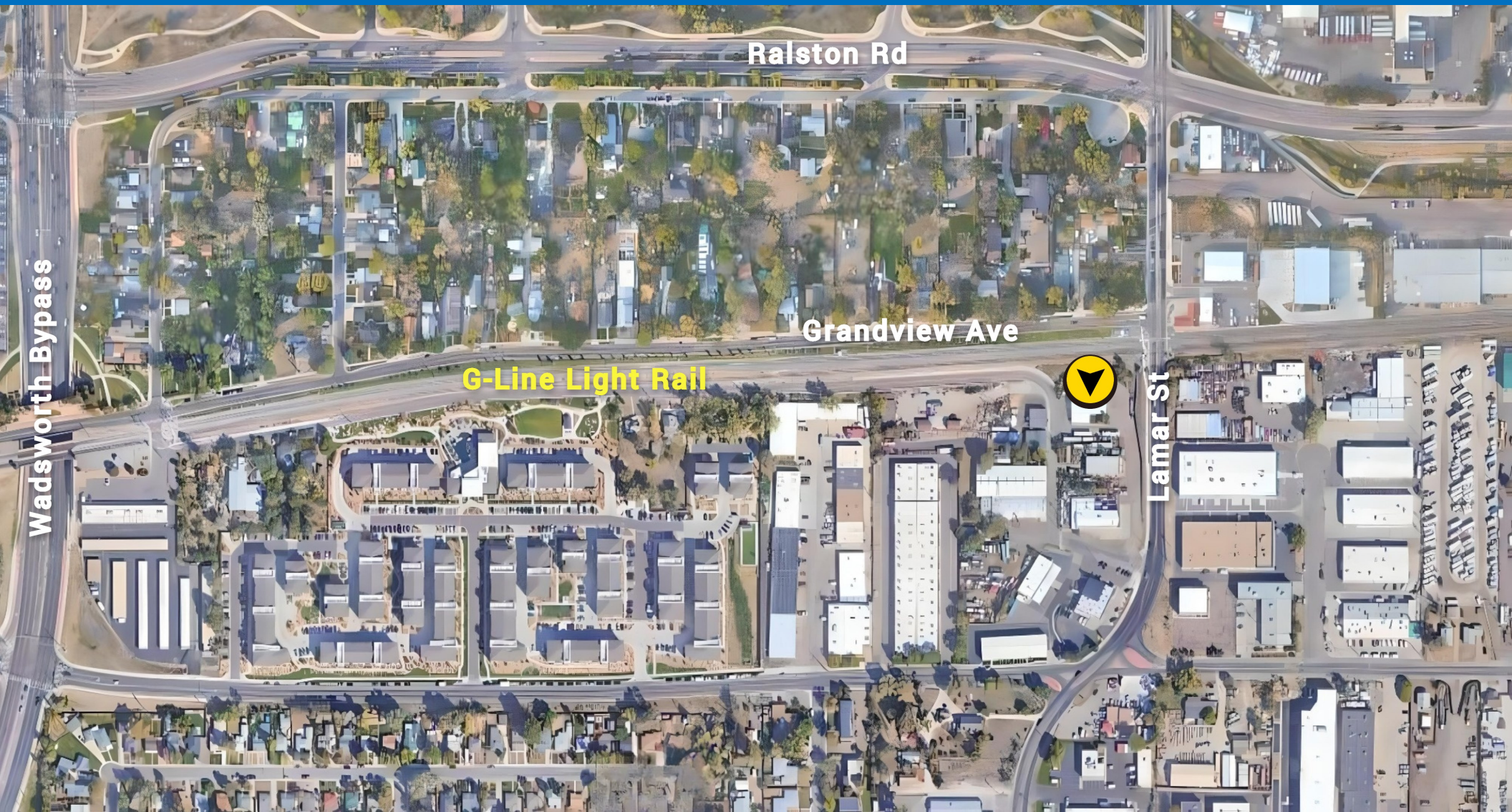


6565 S Dayton Street, Suite 3000  
Greenwood Village, CO 80111  
O:303.692.1816  
www.johnproppcommercial.com

**Michael Honc, CCIM, CPM**  
Realty Advisor  
M: 303.915.0521  
michael@johnproppcommercial.com

**John V. Propp, CCIM**  
President  
D:303.867.2602  
john@johnproppcommercial.com

# LOCATION



6565 S Dayton Street, Suite 3000  
Greenwood Village, CO 80111  
O: 303.692.1816  
[www.johnproppcommercial.com](http://www.johnproppcommercial.com)

**Michael Honc, CCIM, CPM**  
Realty Advisor  
M: 303.915.0521  
[michael@johnproppcommercial.com](mailto:michael@johnproppcommercial.com)

**John V. Propp, CCIM**  
President  
D: 303.867.2602  
[john@johnproppcommercial.com](mailto:john@johnproppcommercial.com)

# OLDE TOWN ARVADA

This 4,010 SF light industrial building on 1.1 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.



6565 S Dayton Street, Suite 3000  
Greenwood Village, CO 80111  
O: 303.692.1816  
www.johnproppcommercial.com

**Michael Honc, CCIM, CPM**  
Realty Advisor  
M: 303.915.0521  
michael@johnproppcommercial.com

**John V. Propp, CCIM**  
President  
D: 303.867.2602  
john@johnproppcommercial.com