

FOR SALE:

Former Walgreens

6395 SHERIDAN BLVD

Arvada, CO 80003

PRESENTED BY:

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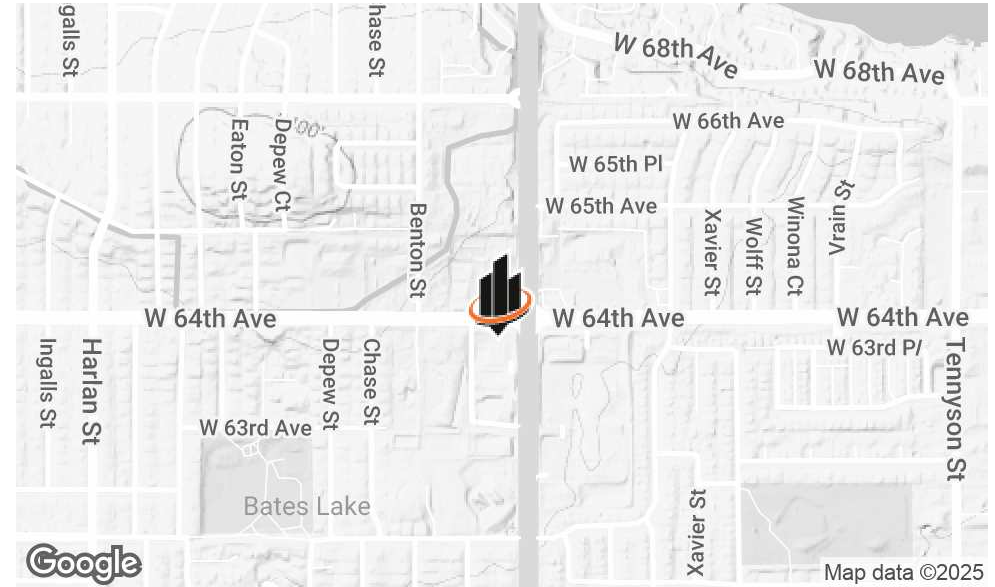
KEVIN MATTHEWS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$4,975,000
BUILDING SIZE:	13,500 SF
LOT SIZE:	1.492 Acres
PRICE / SF:	\$368.52
YEAR BUILT:	1995
ZONING:	MX-U
MARKET:	Denver
SUBMARKET:	Arvada/Northwest
TRAFFIC COUNT:	53,108

PROPERTY OVERVIEW

As the exclusive agent for the seller, SVN Denver Commercial is pleased to present the opportunity to acquire a high-profile, former Walgreens property located in one of the most sought-after submarkets in the Denver MSA. This offering consists of a free-standing retail building situated on a prominent hard corner with excellent signage, visibility, and a drive-through. Walgreens previously occupied the property for over 25 years, demonstrating long-term commitment to the location prior to vacating. The site benefits from strong traffic counts and presents a prime opportunity for repositioning or re-tenanting in a high-demand trade area.

PROPERTY HIGHLIGHTS

- Hard Corner Location at Busy Intersection (64th & Sheridan) | Direct Visibility From Sheridan Blvd
- Drive Thru Access | Oversized 1.42 Acre Lot | Space Can Be Demised
- Dense Infill Location - Approximately 53,000 Vehicles Travel by the Property Daily
- One Of The Hottest Submarkets In The Denver MSA
- Prime Opportunity For Developer, Investor, or Owner/User

PROPERTY DETAILS

LOCATION INFORMATION

STREET ADDRESS	6395 Sheridan Blvd
CITY, STATE, ZIP	Arvada, CO 80003
COUNTY	Jefferson
MARKET	Denver
SUB-MARKET	Arvada/Northwest
CROSS-STREETS	Sheridan Blvd & 64th Ave
POPULATION	Over 395,000 Residents Within 5 Miles

BUILDING INFORMATION

BUILDING SIZE	13,500 SF
TENANCY	Single
DRIVE THRU ACCESS	Yes
NUMBER OF FLOORS	1
YEAR BUILT	1995
CONSTRUCTION	Reinforced Concrete Frame

SALE PRICE	\$4,975,000
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PROPERTY INFORMATION

PROPERTY TYPE	Retail
PROPERTY SUBTYPE	Free Standing Building
ZONING	MX-U
LOT SIZE	1.492 Acres
APN #	39-121-22-001
CORNER PROPERTY	Yes
TRAFFIC COUNTS	59,700 +/- AADT
TRAFFIC COUNT STREET	Sheridan and W 64th

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SHERIDAN BLVD

48,092 AADT

W 64TH AVE

11,650 AADT

SITE PLAN



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ADDITIONAL PHOTOS



PRIME HARD CORNER RETAIL | 6395 Sheridan Blvd Arvada, CO 80003

SVN | DENVER COMMERCIAL 6

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Indian Tree Golf Course

Wadsworth Blvd.

Sheridan Blvd.



SUBJECT PROPERTY

6395 Sheridan Blvd
Arvada, CO

W 64th Ave



RTD

Westminster Station - B Line

Hidden Lake



Arvada Station - G Line

RTD

76

OLDE TOWN
ARVADA

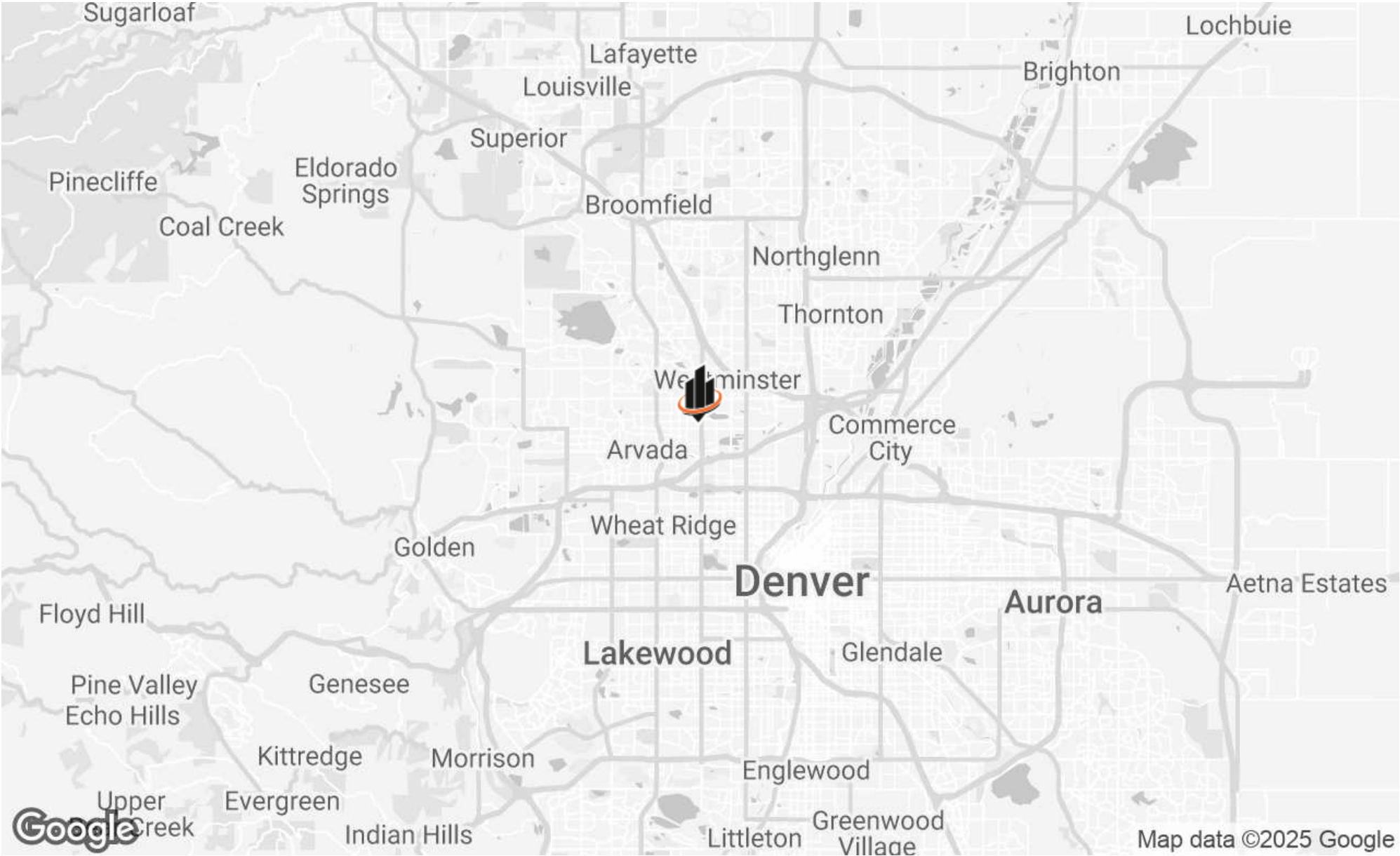
RTD

Olde Town Arvada - G Line



Willis Case Golf Course

REGIONAL MAP



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COMMUNITY SUMMARY

6395 Sheridan Blvd, Arvada, Colorado, 80003
Ring of 3 miles

133,033	-0.40%	2.42	75.1	37.7	\$89,430	\$606,081	\$233,015	19.4%	65.1%	15.6%
Population Total	Population Growth	Average HH Size	Diversity Index	Median Age	Median HH Income	Median Home Value	Median Net Worth	Age <18	Age 18-64	Age 65+



15.5%
Services

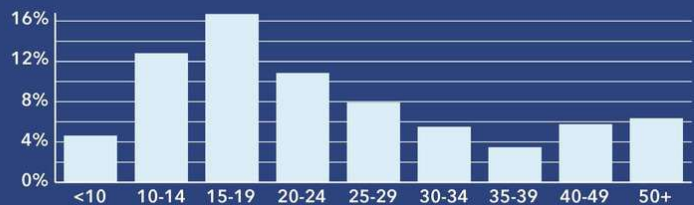


21.2%
Blue Collar

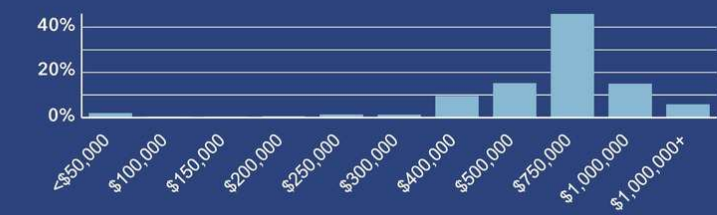


63.4%
White Collar

Mortgage as Percent of Salary



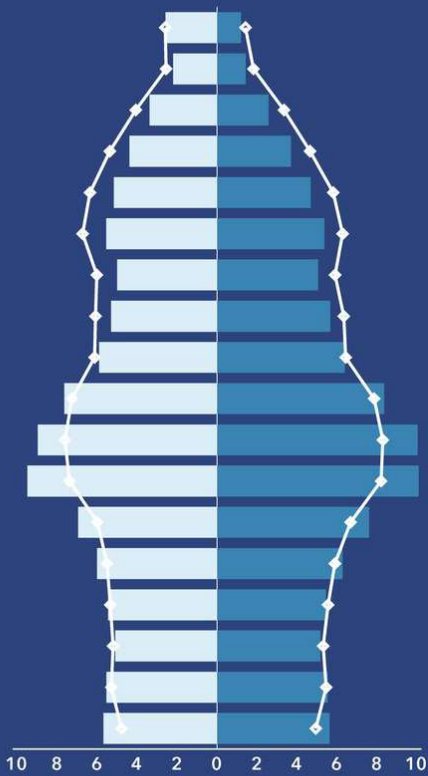
Home Value



Household Income

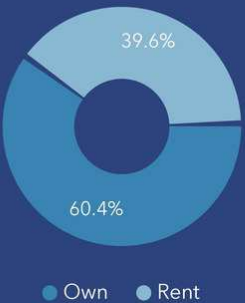


Age Profile: 5 Year Increments

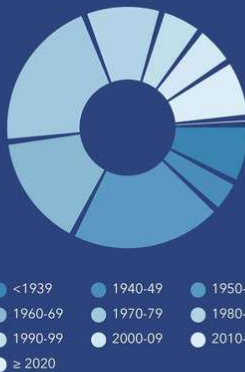


Dots show comparison to Jefferson County

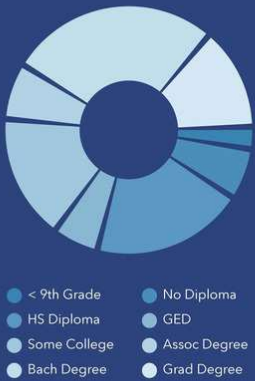
Home Ownership



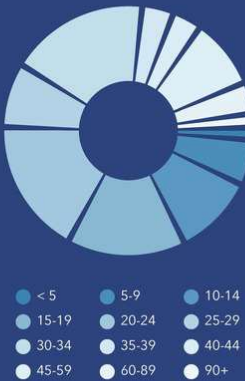
Housing: Year Built



Educational Attainment



Commute Time: Minutes



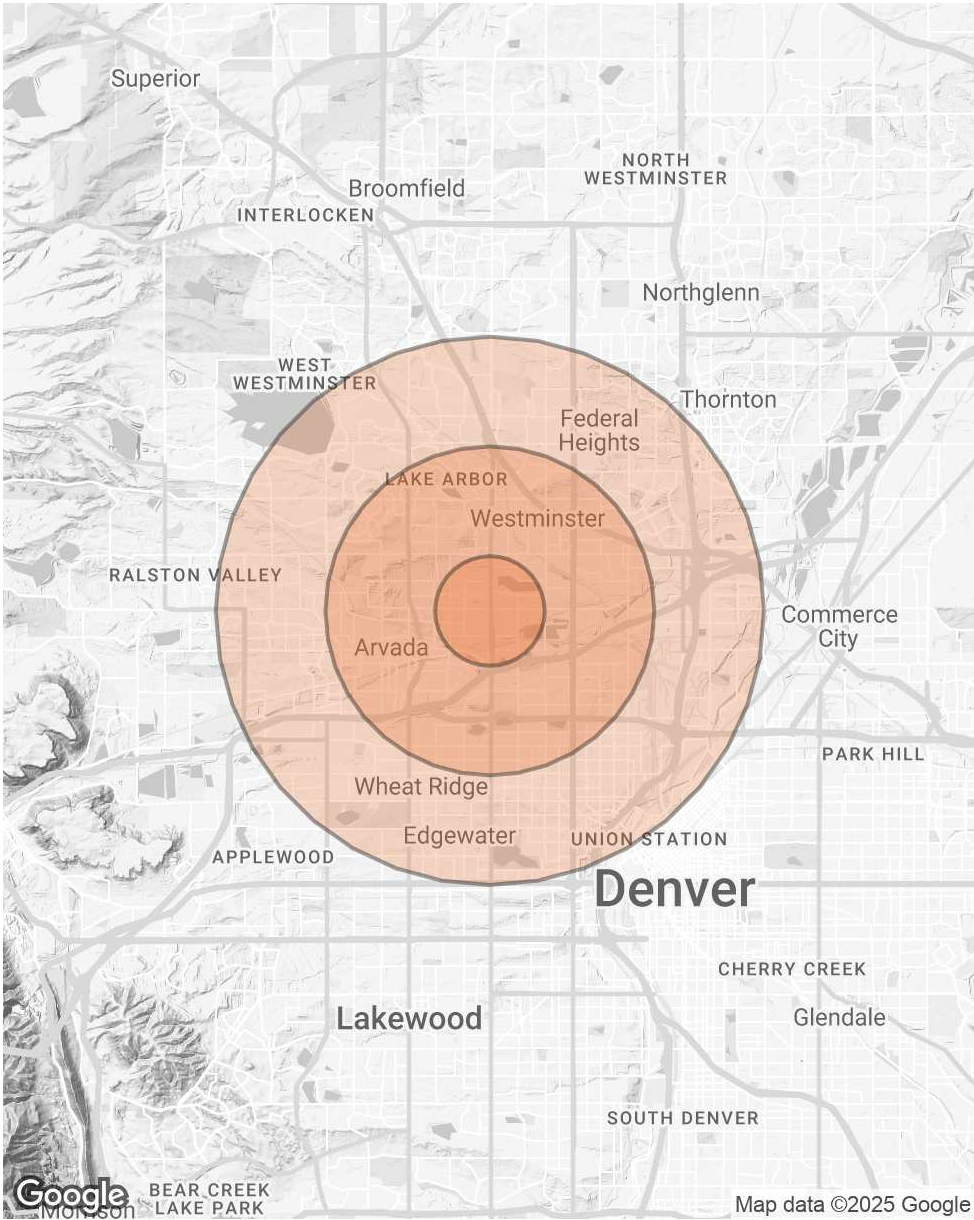
Source: This infographic contains data provided by Esri (2024), ACS (2018-2022).

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,766	134,058	395,639
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	40	39	39
AVERAGE AGE (FEMALE)	42	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,841	53,795	165,124
# OF PERSONS PER HH	2.6	2.5	2.4
AVERAGE HH INCOME	\$105,672	\$104,210	\$114,743
AVERAGE HOUSE VALUE	\$602,423	\$613,120	\$624,173

Demographics data derived from AlphaMap



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