

# For Sale -or- Lease

5793 Independence St, Arvada CO 80002

**RE/MAX**  
COMMERCIAL  
**ALLIANCE**

## Subject:

- 1,863 Sft – Lot Size
- 1,262 – Building
- 1958 – Year Built
- PUD-BPR - Zoning



usbank



CHASE



**GOODTIMES**  
Burgers & frozen custard



**KING**  
*Scoopers*

Walmart

**FIVE GUYS**



## Information:

The location for this property is perfectly situated near old town Arvada, and city hall. It has easy access to I-70, and it is close to the G-Line commuter train stations.

The owner of this site is willing to sell, lease, or structure some type of lease purchase / **owner carry** – whichever model works best. This is rare to find in this market so don't miss out on the opportunity!

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*The information contained herein is from sources deemed to be reliable. All prospective tenants are advised to verify the information to their own satisfaction.*

