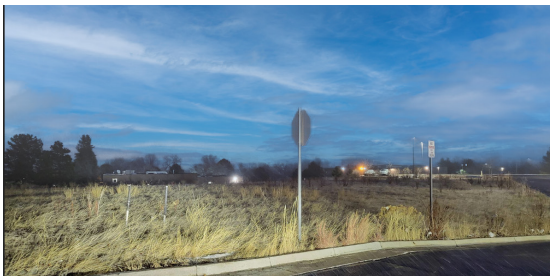
IMPACT COMMERCIAL REAL ESTATE



For Sale

6360 and 6370 McIntyre Parkway | Arvada, CO 80403

Property Overview:

6360 McIntyre = $14.00/SF
38,289 SF | 0.88 Acres

6370 McIntyre = $14.00/SF
32,559 SF | 0.75 Acres

- Strong commercial district of Arvada
- Access off of lighted intersection
- Backs to Sprouts
- Adjacent to Walgreens and Wells Fargo
- Shadow to large King Soopers center

Contact

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Map Pulled From County Assesor

DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2029 Projection	7,776	54,536	147,836
2024	7,910	55,232	149,217
Median Age	46	44	42

Households	1 mile	3 miles	5 miles
2029 Projection	3,049	21,078	59,223
2024 Estimate	3,105	21,358	59,862
Household Income	**1 mile**	**3 miles**	**5 miles**
2024 Average	$155,702	$144,003	$129,593
2024 Median	$132,376	$120,243	$104,620

Source: CoStar

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