

## OFFICE FOR SALE

# 7798 VANCE ST

7798 Vance Dr, Arvada, CO 80003



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$995,000
<b>AVAILABLE SF:</b>	6,095 SF
<b>LOT SIZE:</b>	0.62 Acres
<b>BUILDING SIZE:</b>	6,095 SF
<b>RENOVATED:</b>	2016
<b>PRICE / SF:</b>	\$163.25

### PROPERTY OVERVIEW

Former daycare center. Build-out was started for a spa business, almost finished with 6 shower room rough ins/bathrooms. Sold as is, for long term tenant owner will cooperate with finishes to suit. Great location! For Lease or Sale. For lease at \$15 NNN. Across the street from RTD bus stop.

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,082	47,814	113,453
Total Population	15,038	120,592	287,849
Average HH Income	\$68,868	\$67,843	\$66,931

**KW COMMERCIAL**  
606 Mountain View Avenue  
Longmont, CO 80501

**EDITE LAWRENCE**  
Director, KW Commercial Real Estate Division  
O: 303.909.5742  
edite@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



## OFFICE FOR SALE

# 7798 VANCE ST

7798 Vance Dr, Arvada, CO 80003



**KW COMMERCIAL**  
606 Mountain View Avenue  
Longmont, CO 80501

**EDITE LAWRENCE**  
Director, KW Commercial Real Estate Division  
0: 303.909.5742  
edite@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# 7798 VANCE ST

7798 Vance Dr, Arvada, CO 80003



**KW COMMERCIAL**  
606 Mountain View Avenue  
Longmont, CO 80501

**EDITE LAWRENCE**  
Director, KW Commercial Real Estate Division  
O: 303.909.5742  
edite@kw.com

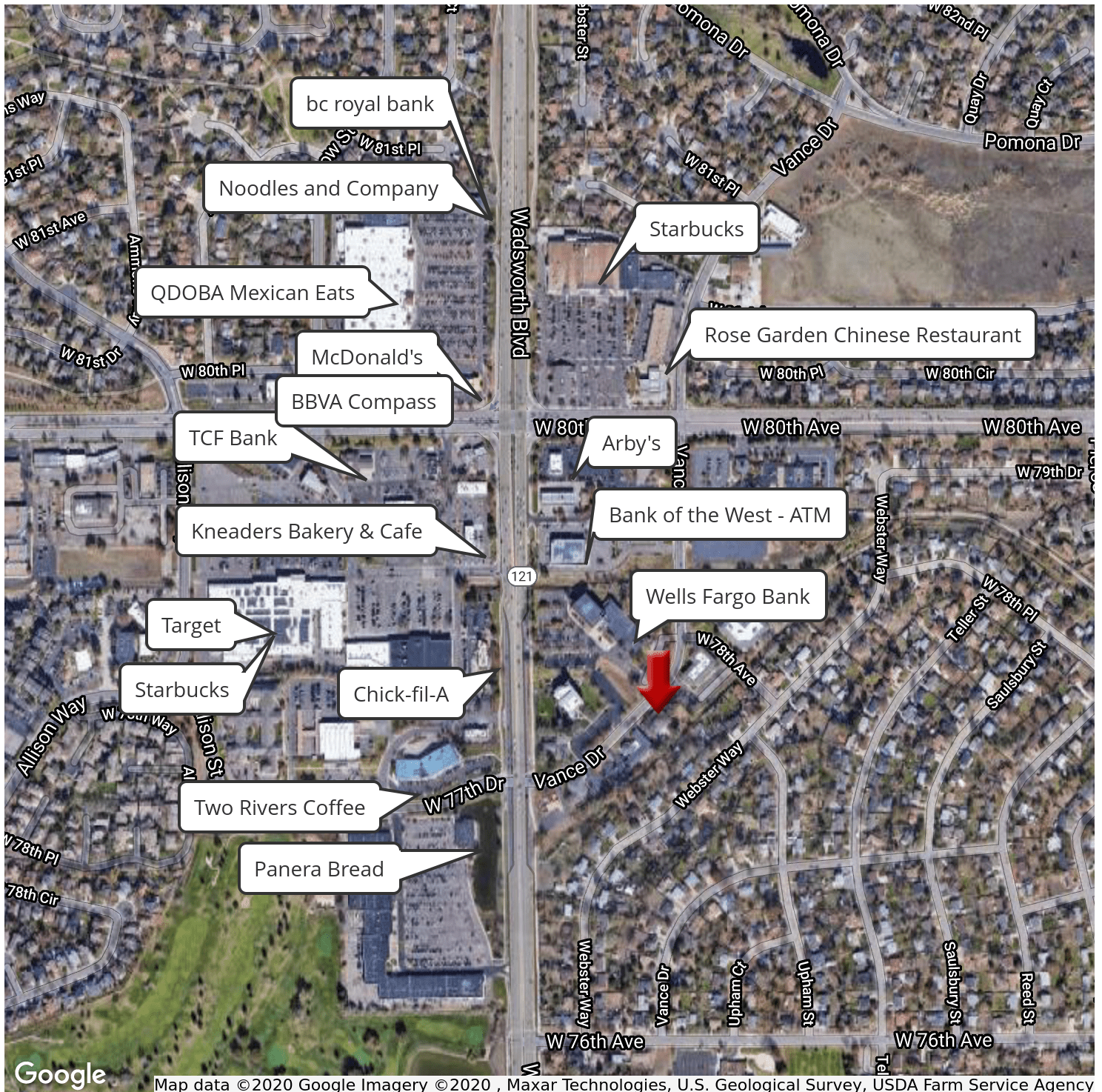
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)



# 7798 VANCE ST

7798 Vance Dr, Arvada, CO 80003



**KW COMMERCIAL**  
606 Mountain View Avenue  
Longmont, CO 80501

**EDITE LAWRENCE**  
Director, KW Commercial Real Estate Division  
0: 303.909.5742  
edite@kw.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Each KW Commercial Brokerage Business is Independently Owned and Operated

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)