

# OFFERING MEMORANDUM

## RESIDENTIAL DEVELOPMENT OPPORTUNITY



**NORTHPEAK®**  
COMMERCIAL ADVISORS

**7000, 7020, 7040 W 61ST AVENUE**  
Arvada, CO 80003

Price: \$3,600,000 | \$18.69/SF | \$813,927/Acre | \$150,000/Lot



# PREPARED BY



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# LAND SUMMARY



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# EXECUTIVE SUMMARY

## PROPERTY DETAILS

Address	<b>7000, 7020, 7040 W 61st Ave.</b> Arvada, CO 80003
Price	<b>\$3,600,000</b> \$18.69/SF \$813,927/Acre \$150,000/Lot
Land Size	<b>Total Site Area:</b> 4.423 Acres <b>7040 W. 61st:</b> 1.19 Acres <b>7020 W. 61st:</b> 1.02 Acres <b>7000 W. 61st:</b> 2.213 Acres
Zoning	R6

## PROPERTY HIGHLIGHTS

- Favorable Zoning that allows 6 units per acre
- Sloped topography that lends itself to great views of the mountains
- Larger site will be attractive to more sophisticated developers that can get to the closing table.
- Other developments near by have a proven track record

These properties are situated near Old Town Arvada, offering a unique opportunity for future homeowners to enjoy a peaceful, country-like setting with stunning mountain views, while still being close to all that Old Town Arvada has to offer. Residents can explore a vibrant mix of shops, boutiques, galleries, events, restaurants, breweries, and even a winery. Olde Town Arvada provides the best of both worlds, with all the amenities of a thriving urban hub wrapped in a charming, turn-of-the-century main street Americana atmosphere.









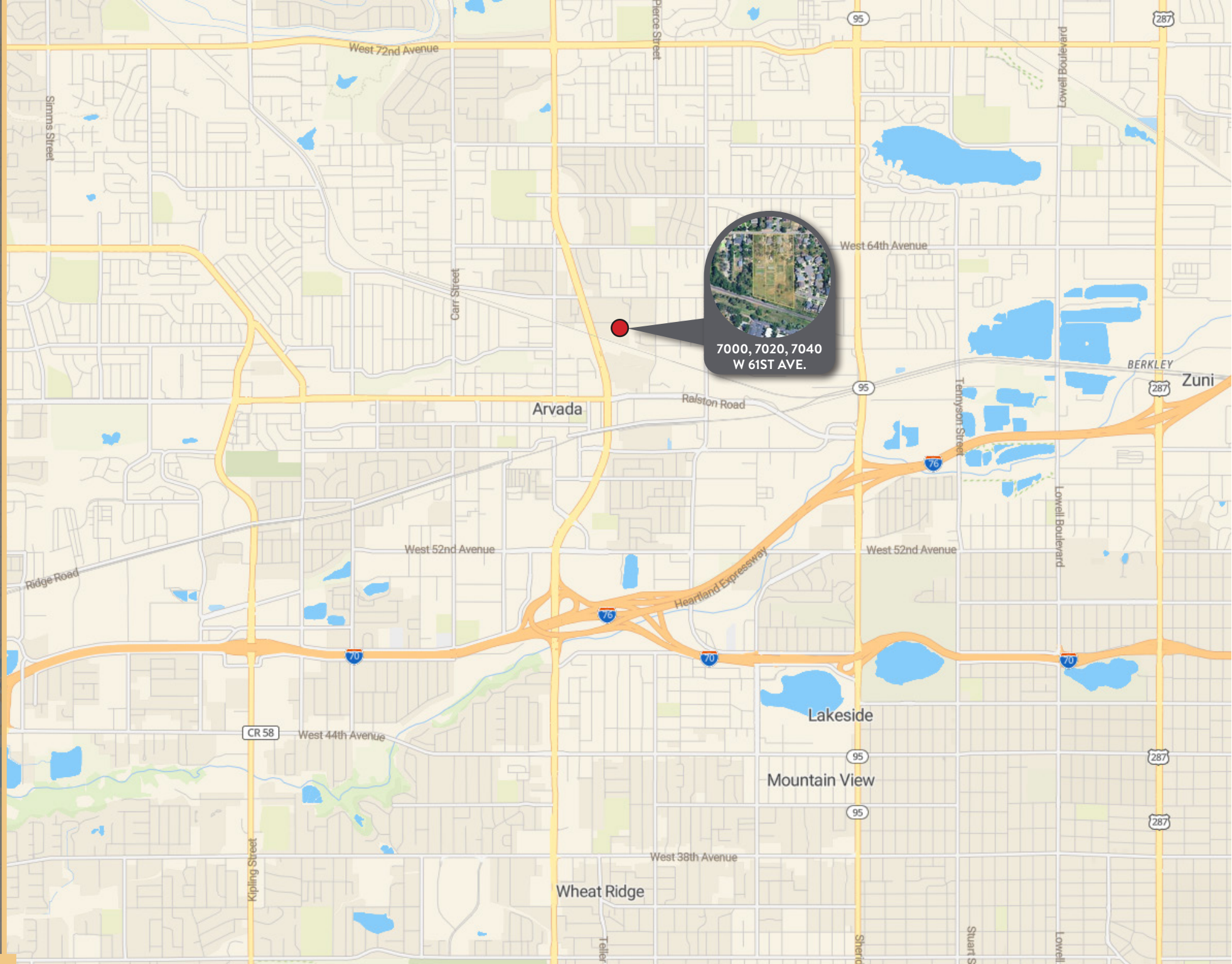


# LOCATION OVERVIEW

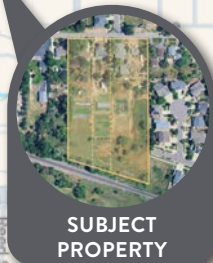


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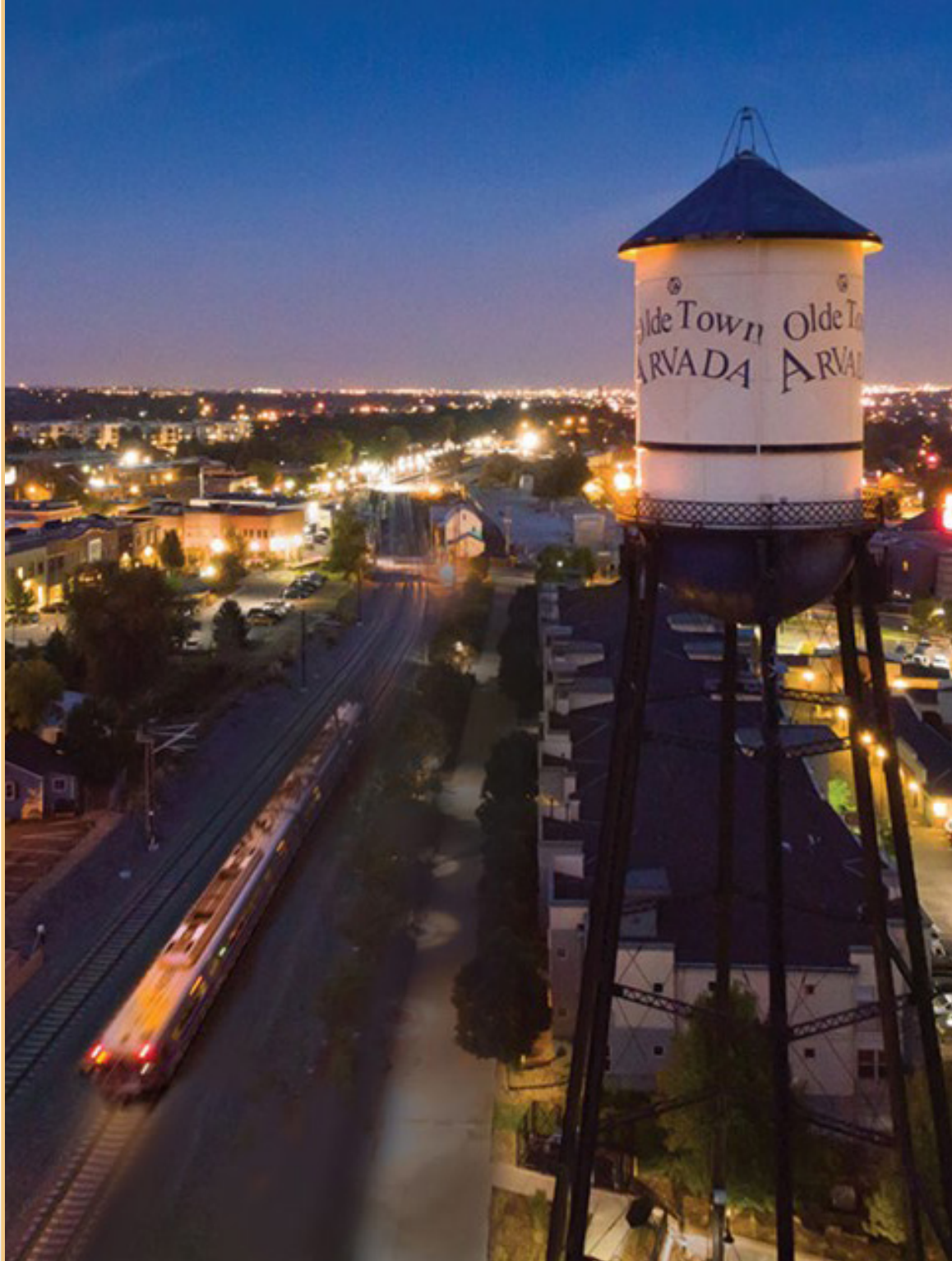


## ARVADA

Arvada offers world-class restaurants and shops, 150+ miles of beautiful outdoor trails, and open spaces. As Colorado's 7th largest city, Arvada is just nine miles from the state's capital city, Denver, and an easy stop from other Colorado beauties like Golden, Boulder and more. Its rich history includes the first gold discovery, the Colorado Central Railroad, and was even once considered the "Celery Capital of the World!" Arvada is a short trip to the mountains, skiing, biking and much more.

Arvada also boasts easy-access off-street parking, or better yet, leave your car at home and hop on the G-Line Commuter Rail for a traffic-free trip!

Olde Town is the city's downtown district, with a turn-of-the-century Main Street Americana ambiance. It is the heart and soul of Arvada and has become a destination for locals and visitors, alike. With a diverse array of shops, boutiques, galleries, events, restaurants, breweries and a winery, Olde Town has something for everyone.





# COMPARABLE SALES



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6780 W 60th Ave.  
Arvada, CO 80003

#1

Sale Date	3/29/24
Sale Price	\$840,000
Year Built	2022
Building Size	2,296 SF
Price/SF	\$366



6128 Reed Way  
Arvada, CO 80003

#2

Sale Date	2/29/24
Sale Price	\$735,000
Year Built	2014
Building Size	3,143 SF
Price/SF	\$234



6119 Reed Way  
Arvada, CO 80003

#3

Sale Date	3/4/24
Sale Price	\$680,000
Year Built	2012
Building Size	2,924 SF
Price/SF	\$233



6139 Reed Way  
Arvada, CO 80003

#4

Sale Date	9/18/24
Sale Price	\$773,800
Year Built	2007
Building Size	3,504 SF
Price/SF	\$221



6845 W 60th Ave.  
Arvada, CO 80003

#5

Sale Date	3/30/23
Sale Price	\$775,000
Year Built	2021
Building Size	3,092 SF
Price/SF	\$251



6037 Pierce St.  
Arvada, CO 80003

#6

Sale Date	8/1/23
Sale Price	\$875,000
Year Built	2013
Building Size	3,404 SF
Price/SF	\$257



6880 W 60th Ave  
Arvada, CO 80003

#7

Sale Date	4/12/23
Sale Price	\$734,950
Year Built	2013
Building Size	2,652 SF
Price/SF	\$277



# DISCLOSURE AND CONFIDENTIALITY AGREEMENT

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This confidential Offering Memorandum has been prepared by NorthPeak Commercial Advisors, LLC (NorthPeak Commercial Advisors) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. NorthPeak Commercial Advisors recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as 7000, 7020, 7040 W 61st Ave., Arvada, CO 80003 (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by NorthPeak Commercial Advisors or its brokers.

NorthPeak Commercial Advisors makes no guarantee, warranty, or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. NorthPeak Commercial Advisors has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the NorthPeak Commercial Advisors and the Owner of the Property. NorthPeak Commercial Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein. The information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, NorthPeak Commercial Advisors and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, NorthPeak Commercial Advisors and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. NorthPeak Commercial Advisors shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and its contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy, duplicate, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of NorthPeak Commercial Advisors. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to NorthPeak Commercial Advisors at your earliest convenience.





7000, 7020, 7040 W 61ST AVE. | ARVADA, CO

## PREPARED BY:

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