



# Arvada Multi-Family TOD Development Opportunity

6050 Olde Wadsworth Boulevard  
Arvada, Colorado 80004

Win King, Broker  
King Commercial Real Estate  
1624 Market Street, Suite 202  
Denver, Colorado 80202  
Phone: 303.376.6333  
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**LOCATION:** 6050 Olde Wadsworth Boulevard, Arvada, CO 80004

**2020 TAX ESTIMATE:** \$7,553.28

**SIZE:** 2.33 Acres with opportunity to assemble with 6052 Olde Wadsworth Blvd. For a total of 3.25 Acres with combined frontage of 178 feet.

**COMMENTS:** West Arvada was identified as the 4th "hottest neighborhood in the Country for 2020" by Redfin. Denver Business Journal added in their January 28th article that "the median 2019 sales price was \$376,500, while the median 2019 sales price for the Denver metro was \$415,925. A total of 17.9% of homes sold for above the listing price. Homes stayed on the market a median of 41 days."

**PRICE:** Undisclosed. Call listing agent for details.

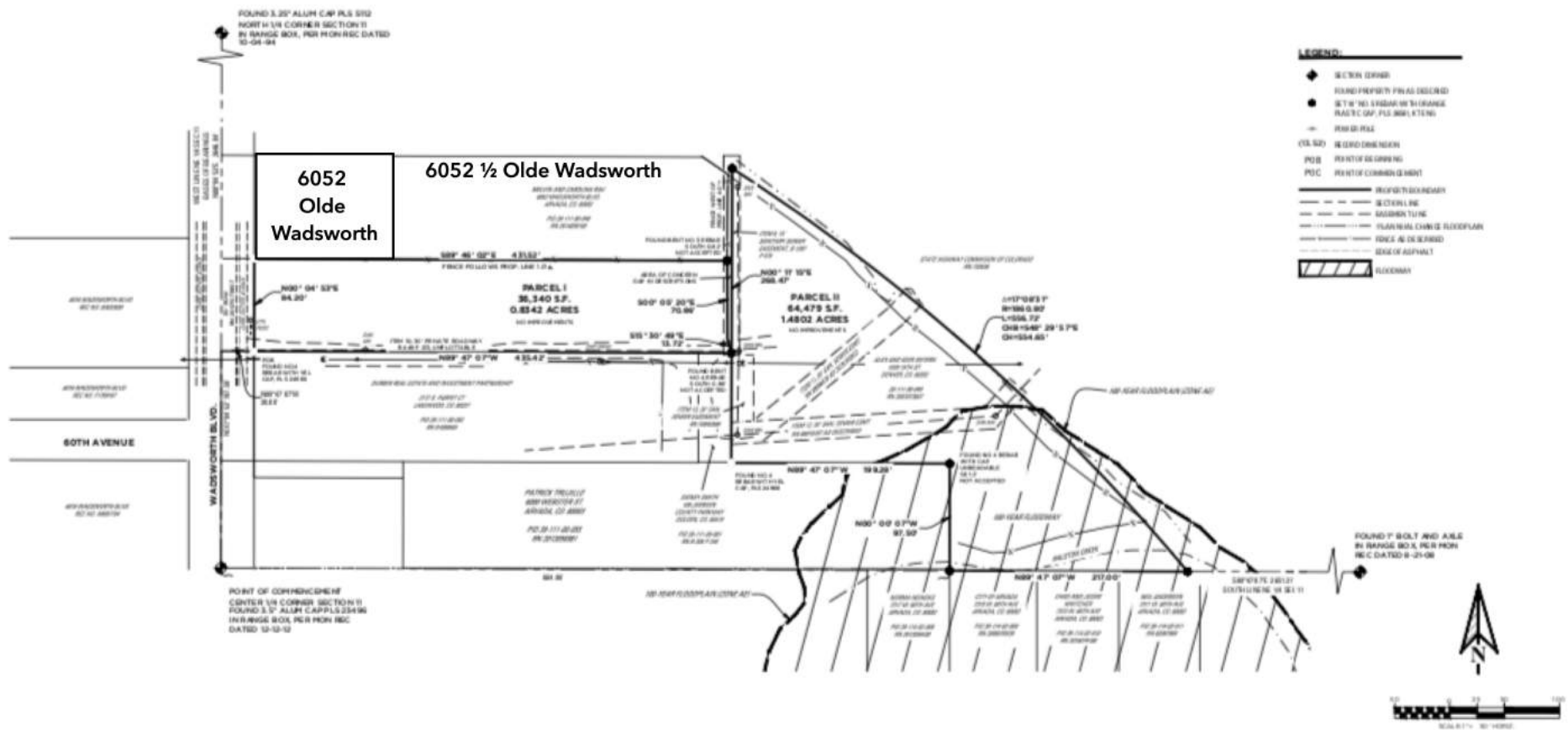
**ZONING:** MX-U (High Density Zoning, Adopted April 2020)



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## HOUSING & MIXED USE DEVELOPMENT PROJECTS

- 1- Ralston Townhomes | 5 unit townhome property priced at \$569,000/unit
- 2- Park Place Olde Town | 153 apt. units
- 3- Hilton Garden Inn | 137 rooms
- 4- Solana Olde Town Station | 352 apt. units
- 5- Trammell Crow's Olde Town Residences

## NEW RETAIL

- 6- Grandview Grill
- 7- Hunter Bay Coffee, Olde Time Picking Parlor, Silver Vines Winery
- 8- Smokin' Fins
- 9- Steuben's