

# OFFERING MEMORANDUM



**3680 W. 64th Ave.**  
Arvada, CO 80003

**Rachel Colorosa, CCIM**  
Sr Commercial Advisor  
303.886.8154 cell  
RColorosa@FullerRE.com

**Zach Schuchman**  
Broker Associate  
317.389.0533 cell  
Zschuchman@FullerRE.com

**FULLER**  
REAL ESTATE

# OFFERING MEMORANDUM DISCLOSURE

## **Development Land for Sale** 3690 W 64th Ave, Arvada, Colorado 80003

This Offering Memorandum and the information contained therein is subject to the terms, provisions, and limitations of the confidentiality agreement with which we have provided you, the Buyer. By taking possession of and reviewing the information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the information obtained to any other person or entity except permitted herein.

Fuller Real Estate, LLC has obtained the information used in this package from sources we deem reliable. We have no reason to doubt the accuracy of the information, but neither we, nor the owner, warrant such information. All offers to purchase should be based on independent investigation, analysis, appraisal and evaluation of all facts, circumstances and materials deemed to relevant by the purchaser.

By taking possession of and reviewing the information herein, the Buyer acknowledges that Rachel Colorosa and Zach Schuchman of Fuller Real Estate are acting as Seller's Agent ("Brokers") in the disposition of the property. We will disclose to you all adverse material facts about the property actually known by us. We will assist you without regard to race, creed, sex, religion, national origin, family status, marital status, or handicap. The Buyer acknowledges receipt of the form entitled Brokerage Disclosure to Buyer. (BD-24-10-19)(Mandatory 1-20)

# PROPERTY HIGHLIGHTS



Offering Price

Contact Broker

Acreage

5.81 (253,083 SF)

County

Unincorporated Adams County

Zoning

R4 - High Density Residential 14-35 Units/Ac

Uses

Alternative Uses per County Approval

Available Documentation

Survey/Traffic Study/Geotech/Phase I Reports

Water \*

Denver Water

Sanitation\*

Crestview Water &  
Sanitation District

*\* Call broker for details on water and sewer main/expansion plan*

Natural Gas and Electrical

Xcel Energy

Location

Close proximity to Hidden Lake, Interstate 70 and  
Downtown Denver

3680 W 64th Ave  
Arvada, Colorado

**FULLER**  
REAL ESTATE

# PROPERTY PHOTO



3680 W 64th Ave  
Arvada, Colorado

**FULLER**  
REAL ESTATE

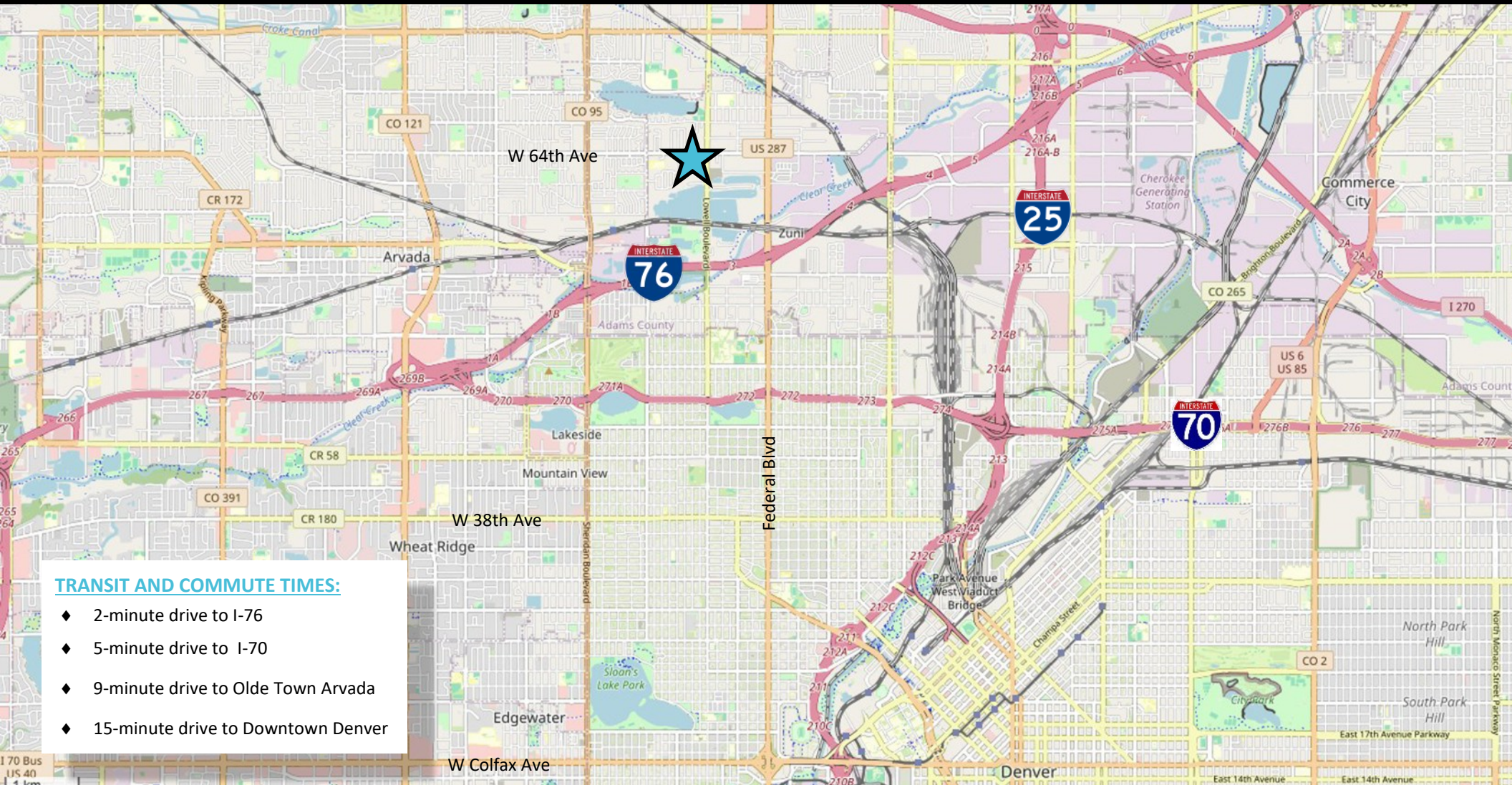
# PROPERTY PHOTO



3680 W 64th Ave  
Arvada, Colorado

**FULLER**  
REAL ESTATE

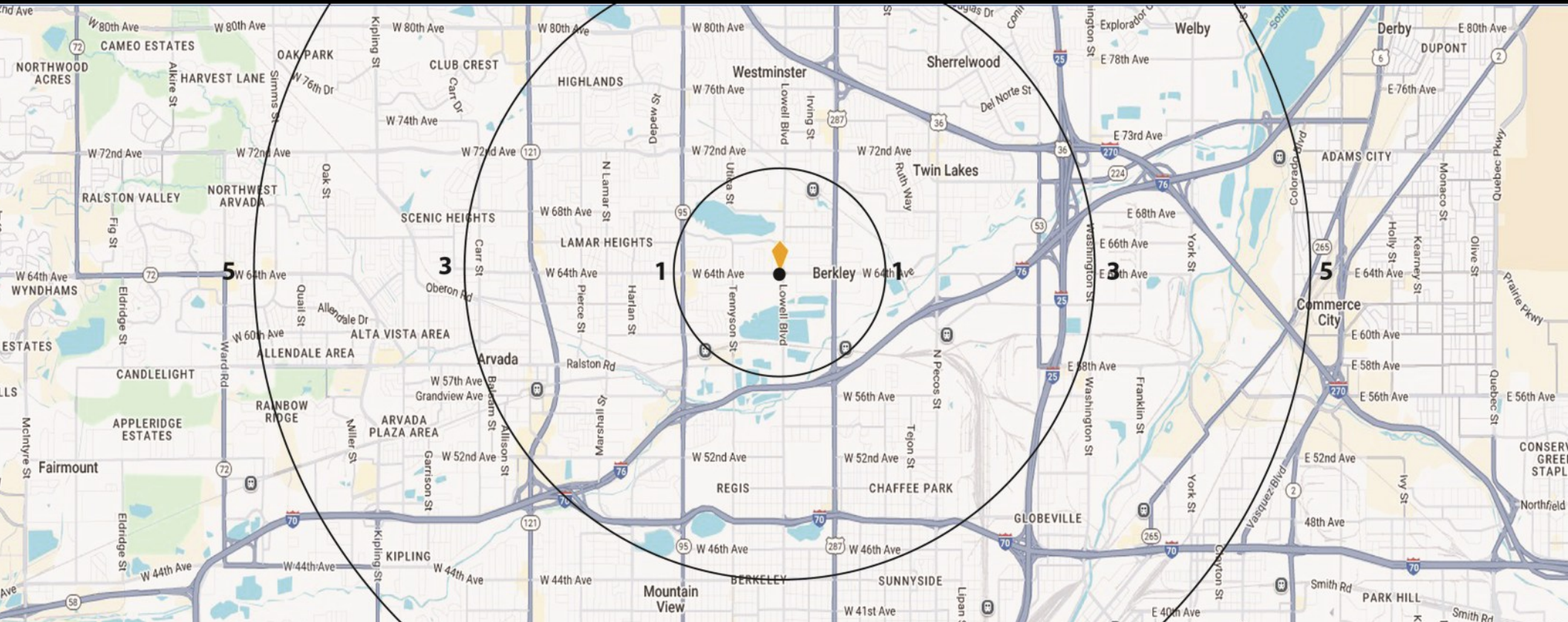
# LOCATION MAP



3680 W 64th Ave  
Arvada, Colorado

**FULLER**  
REAL ESTATE

# AREA DEMOGRAPHICS



Source: CoStar 2024

	1 MILE	3 MILE	5 MILE
<b>POPULATION</b>	10,745	126,341	387,928
<b>HOUSEHOLDS</b>	4,065	49,042	164,180
<b>MED HH INCOME</b>	\$62,330	\$74,370	\$79,730

## ARVADA HOUSING MARKET

**\$640,217**

Zillow Average Home Value

## TRAFFIC COUNTS

W. 64th Ave. @ Lowell Blvd. - 9,819 VPD  
W. 64th Ave. @ Tennyson St. - 11,609 VPD

Source: CoStar 2025

**3680 W 64th Ave  
Arvada, Colorado**

**FULLER**  
REAL ESTATE

# BROKERAGE DISCLOSURE



Fuller Real Estate, LLC  
5300 DTC Pkwy., #100  
Greenwood Village, CO 80111  
(303) 534-4822

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.  
(BDB24-6-24) (Mandatory 8-24)

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

## BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

**Seller's Agent:** A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

**Buyer's Agent:** A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

**Transaction-Broker:** A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

**Customer:** A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

### RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

3680 W 64th Ave, Arvada, Colorado 80003

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

### CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

### CHECK ONE BOX ONLY:

☐ **Customer.** Broker is the ☒ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☒ Show a property ☒ Prepare and convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

**DISCLOSURE OF SETTLEMENT SERVICE COSTS.** Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

**THIS BROKERAGE DISCLOSURE TO BUYER IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.**

If this is a residential transaction, the following provision applies:

**MEGAN'S LAW.** If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

### BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on \_\_\_\_\_

\_\_\_\_\_  
Buyer

\_\_\_\_\_  
Buyer

### BROKER ACKNOWLEDGMENT:

On \_\_\_\_\_, Broker provided \_\_\_\_\_ (Buyer) with

this document via \_\_\_\_\_ and retained a copy for Broker's records.

Brokerage Firm: Fuller Real Estate, LLC

Rachel Colorado  
Broker Rachel Colorado

# OFFERED BY

.....



## Rachel Colorosa, CCIM

Sr Commercial Advisor  
303.886.8154 cell  
RColorosa@FullerRE.com



## Zach Schuchman

Broker Associate  
317.389.0533 cell  
Zschuchman@FullerRE.com



5300 DTC Pkwy., Suite 100  
Greenwood Village, CO 80111  
(303) 534-4822  
[www.FullerRE.com](http://www.FullerRE.com)



*The information contained herein was obtained from sources believed to be reliable; however, Fuller Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. Subject to errors, omissions, changes of price, prior sale, or withdrawal from market without notice.*