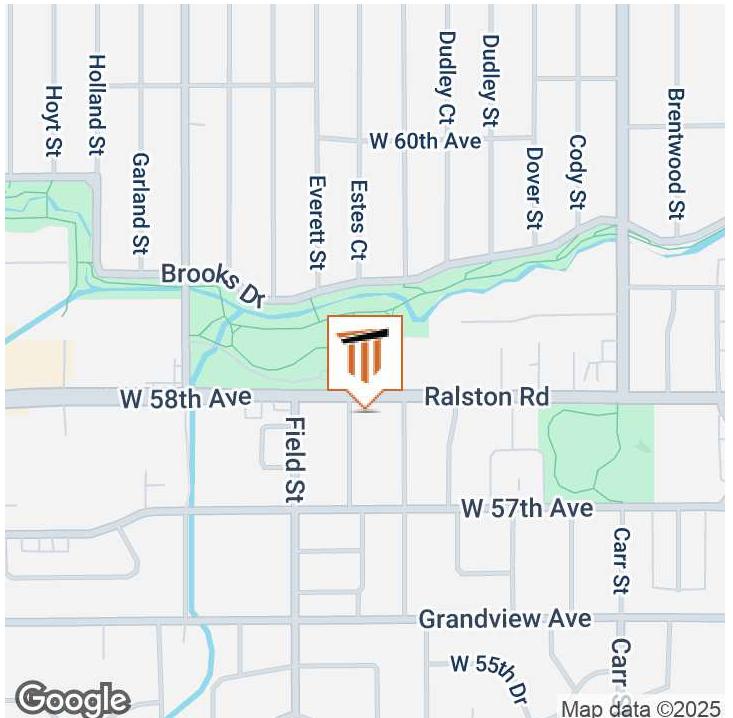


RALSTON RD. MEDICAL CENTER

8850 Ralston Rd. Arvada, CO 80002



| | |
|------------|-----------------------------|
| Lease Rate | \$18.00 SF/YR/FS |
|------------|-----------------------------|

PROPERTY OVERVIEW

Located on Ralston Rd. near Olde Town Arvada, this 980 SF office/medical suite offers three private offices, a reception area, private restroom, and a break area or additional office space. The property benefits from high visibility with an average daily traffic count of 22,851. Convenient access to I-70, I-76, Kipling St., and Wadsworth Blvd enhances connectivity. Ample parking is available. **Call and ask how to get \$500 off per month for the first year.**

| OFFERING SUMMARY | |
|------------------|-------------------------|
| Building Size: | 9,534 SF |
| Available SF: | 980 SF |
| Lot Size: | 25,265 SF |
| Number of Units: | 10 |
| Year Built: | 1963 |
| Renovated: | 1995 |
| Zoning: | Mixed-Use, Neighborhood |
| Market: | Denver Metro |
| Submarket: | Northwest Denver |

| SPACES | LEASE RATE | SPACE SIZE |
|---------------|-----------------------|------------|
| Suite 200 - A | \$17.00 - 19.00 SF/yr | 980 SF |

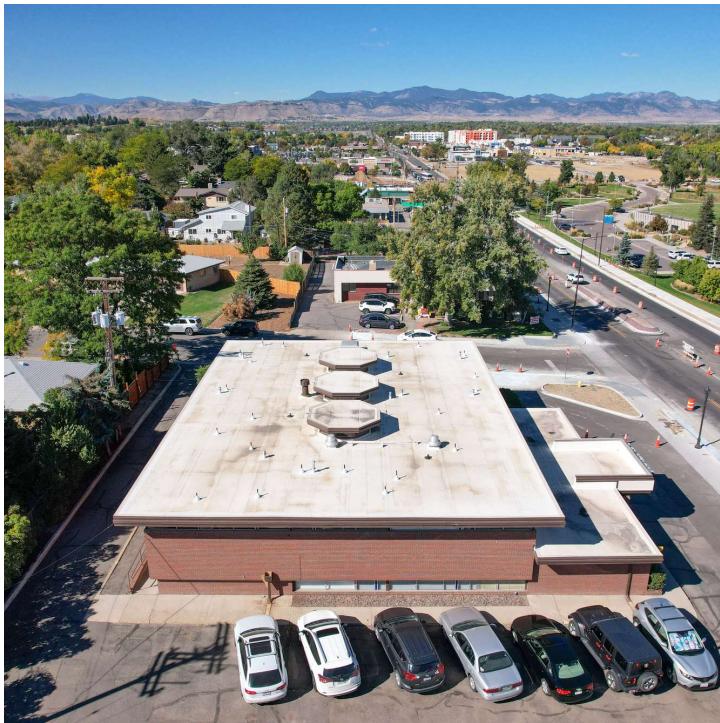
FOR MORE INFORMATION, PLEASE CONTACT:

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O: 303.403.1333 | C:303.521.3357
Austin@MarcumCommercial.com

SCOTT A. MARCUM
Broker/Owner
O: 303.403.1333 | C:303.437.5590
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RALSTON RD. MEDICAL CENTER

8850 Ralston Rd. Arvada, CO 80002



PROPERTY HIGHLIGHTS

- Office/Medical/Retail
- Located on Ralston Rd. between Wadsworth & Kipling
- Great Visibility
- Walking Distance to Olde Town Arvada & Arvada City Hall.
- Kitchen & Break Room (if desired)
- Reception
- Common Area Restrooms
- 40 Surface Spaces are available; Ratio of 4.06/1,000 SF

MARCUM
Commercial Advisors



OFFERING SUMMARY

| | |
|------------------|--------------------------------------|
| Lease Rate: | \$17.00 - 19.00 SF/yr (Full Service) |
| Number of Units: | 10 |
| Available SF: | 980 SF |
| Lot Size: | 25,265 SF |
| Building Size: | 9,534 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 5,606 | 43,979 | 117,236 |
| Total Population | 12,696 | 103,131 | 279,746 |
| Average HH Income | \$61,785 | \$63,853 | \$66,539 |

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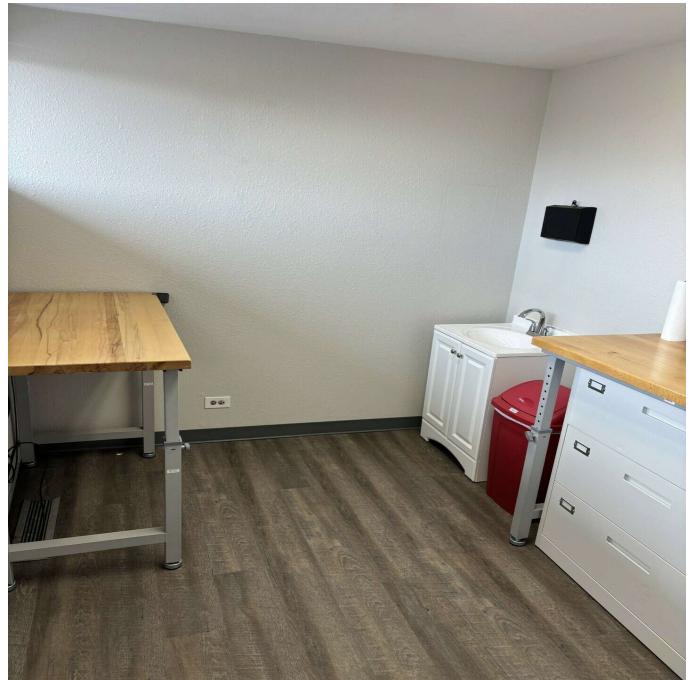
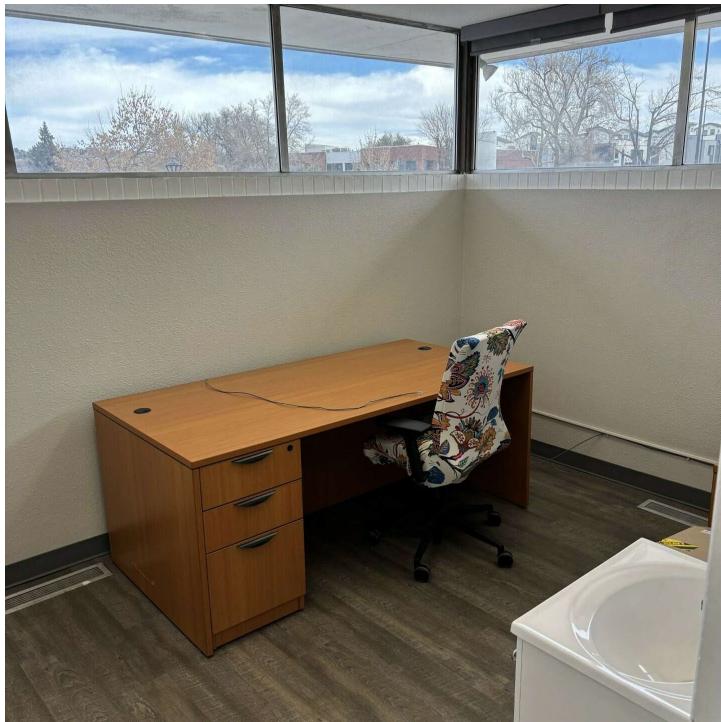
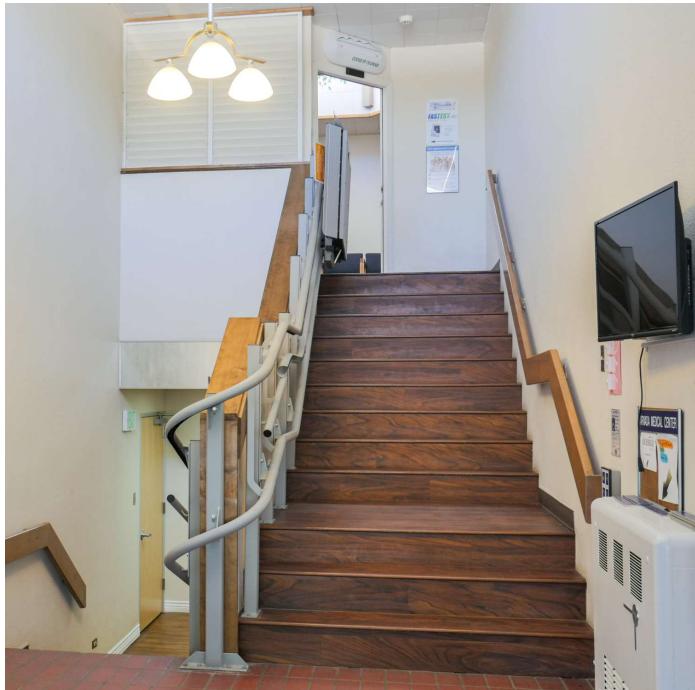
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Office Property For Lease

RALSTON RD. MEDICAL CENTER

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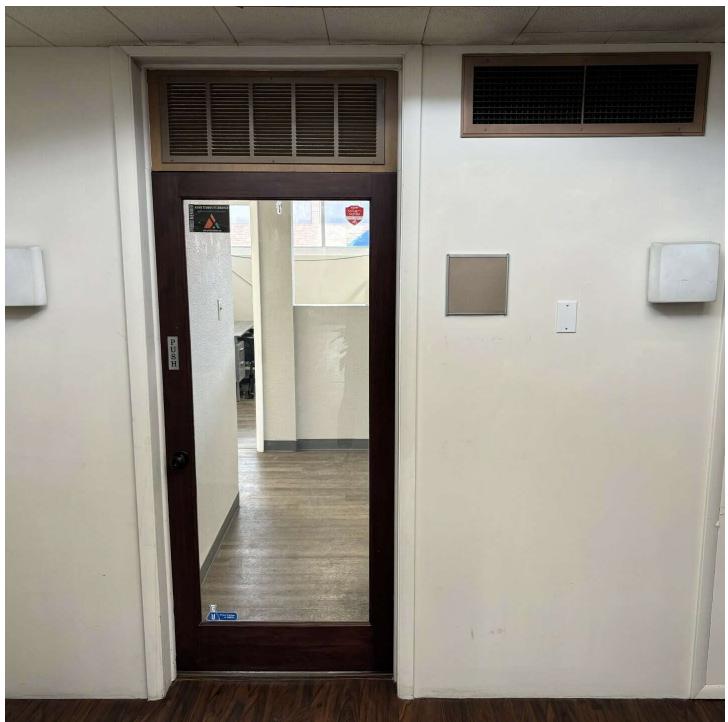
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Office Property For Lease

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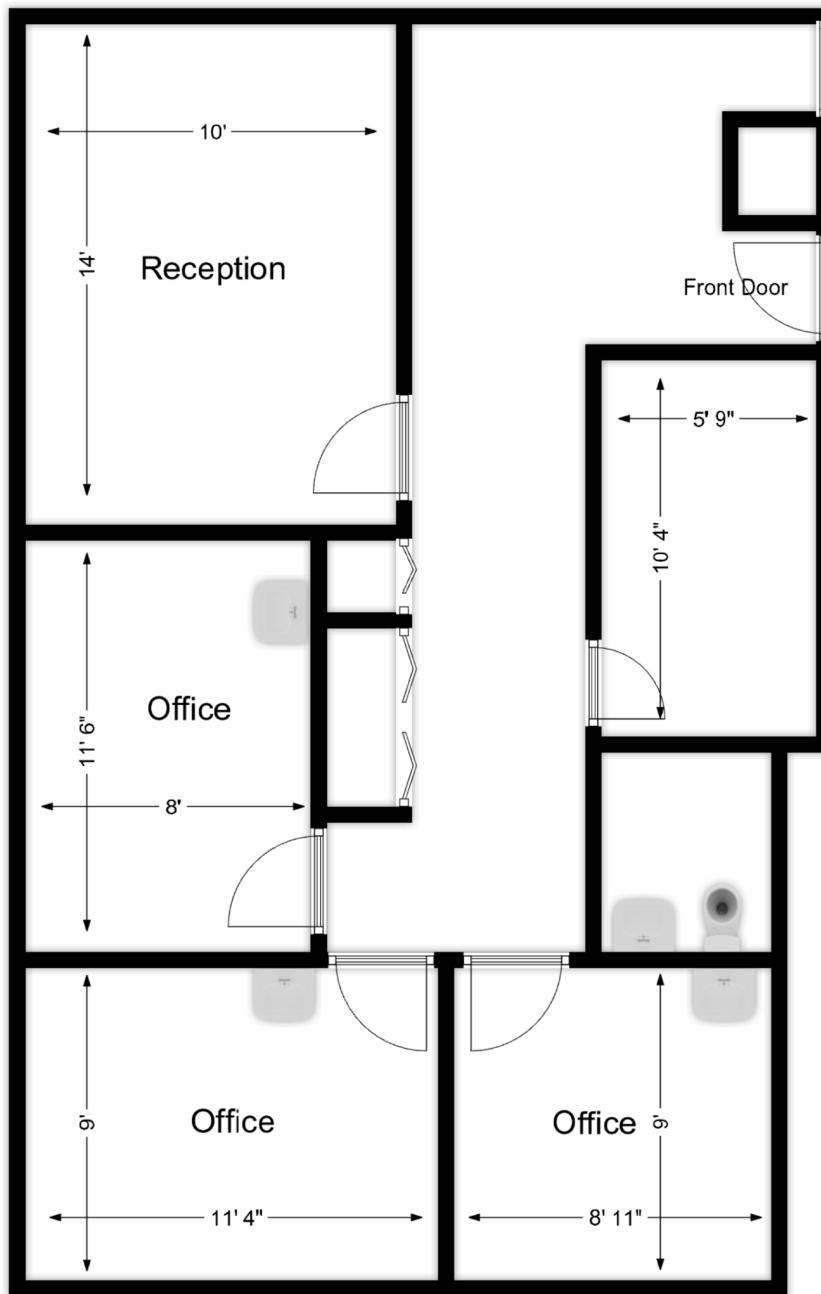
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RALSTON RD. MEDICAL CENTER

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8850 Ralston Rd. Suite 200-A



Disclaimer: All dimensions in this floor plan are approximate. We make no representations or warranties regarding their accuracy

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