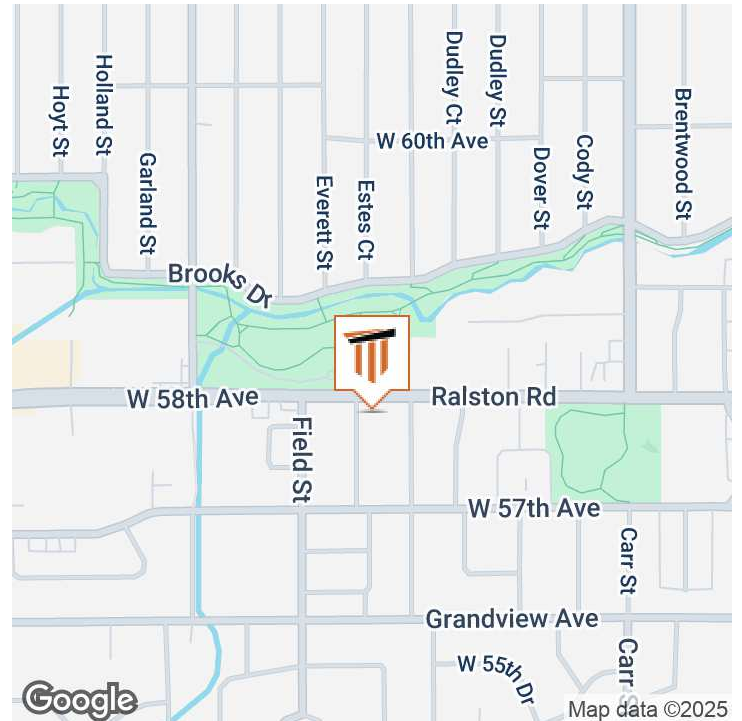
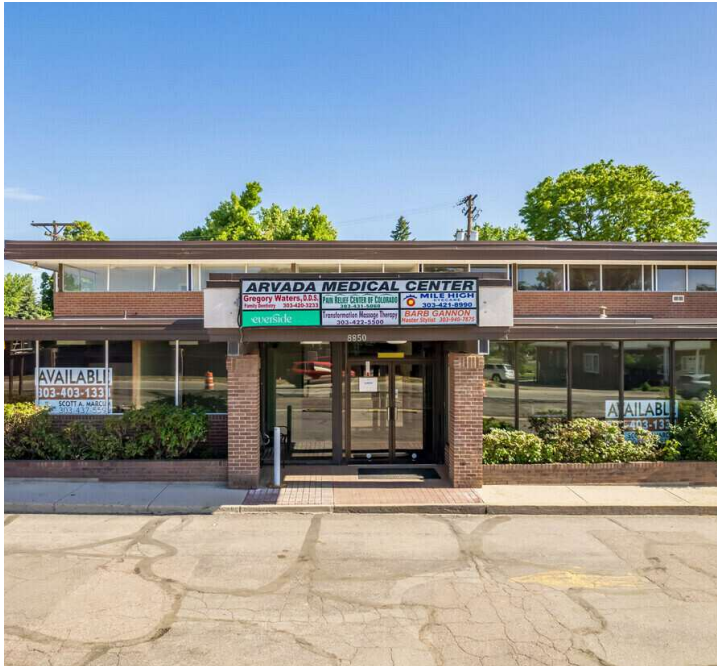


RALSTON RD. MEDICAL CENTER

8850 Ralston Rd. Arvada, CO 80002



Lease Rate	\$18.00 SF/YR/FS
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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

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.**

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

FOR MORE INFORMATION, PLEASE CONTACT:

AUSTIN RICKARD Associate Broker O: 303.403.1333 C:303.521.3357 Austin@MarcumCommercial.com	SCOTT A. MARCUM Broker/Owner O: 303.403.1333 C:303.437.5590 Scott@MarcumCommercial.com
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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

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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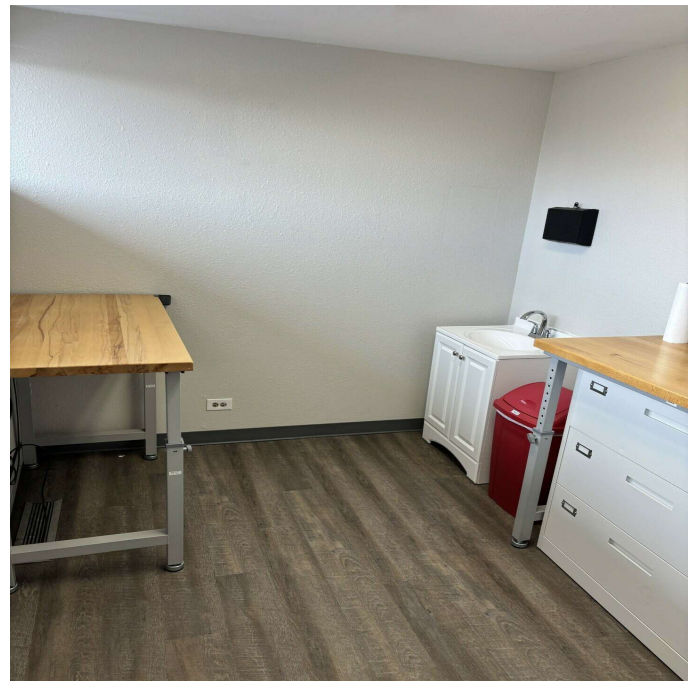
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Office Property For Lease

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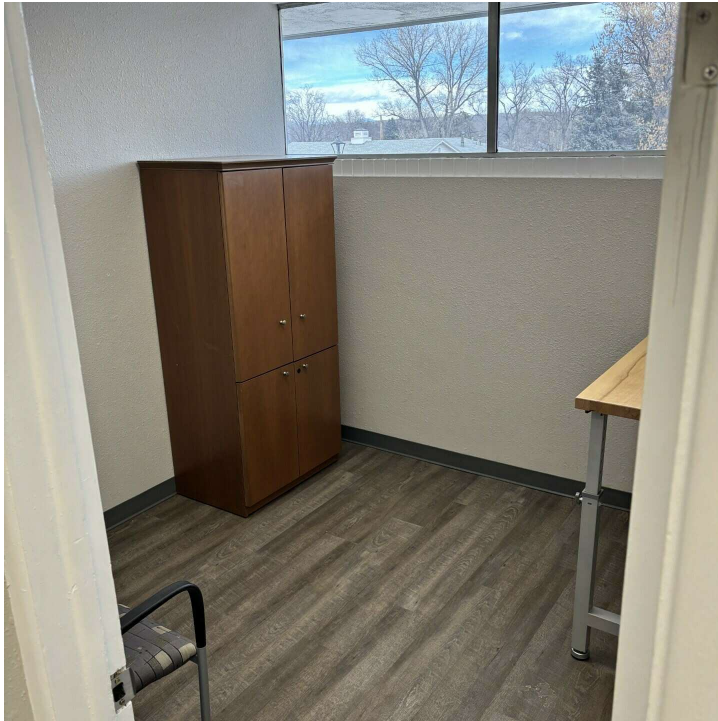
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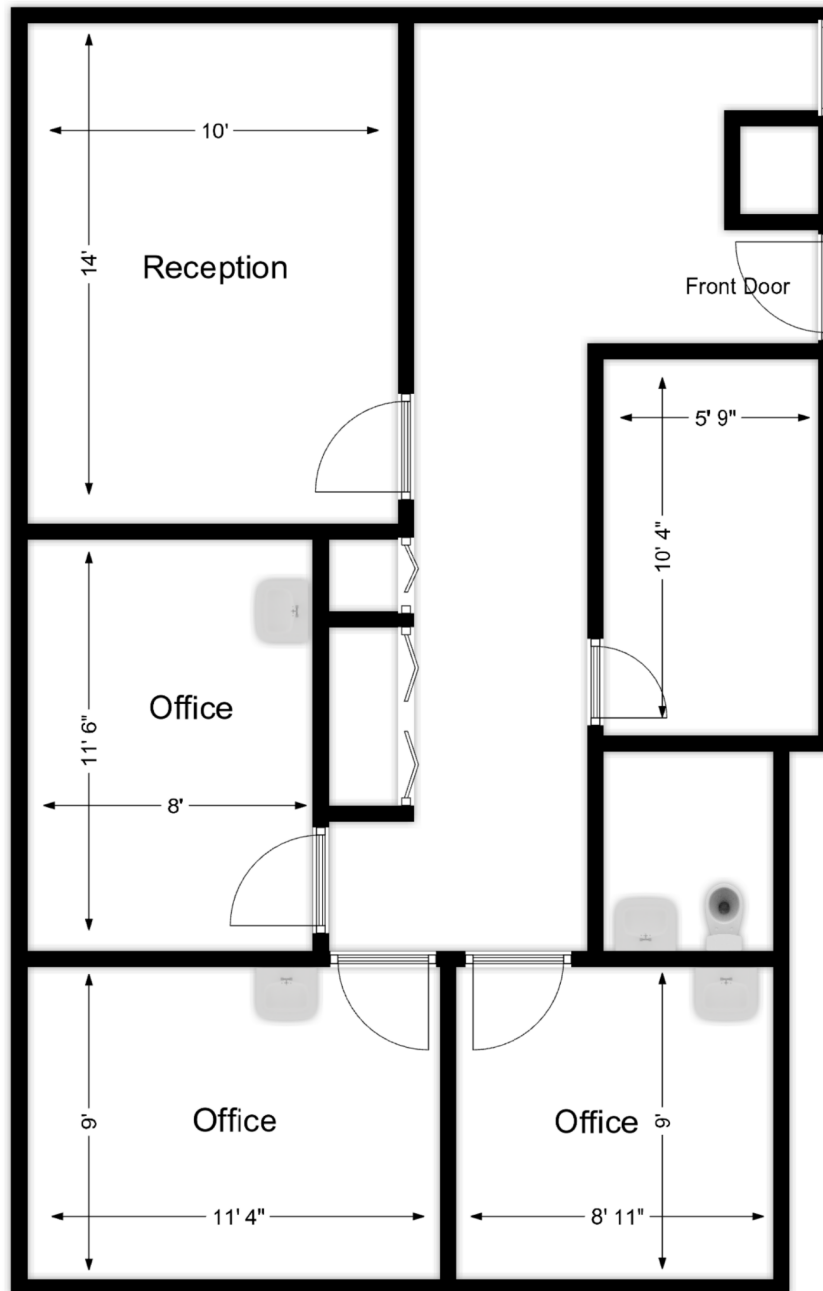
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RALSTON RD. MEDICAL CENTER

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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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