

# Free Standing Owner-User Office Bldg

7710 Ralston Road, Arvada, CO



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**For Sale: \$749,000 (\$307.47/SF)**

## BUILDING OVERVIEW

<b>Building SF:</b>	2,436± SF
<b>Lot Size:</b>	3,125± SF
<b>YOC:</b>	1970
<b>Parking:</b>	9 Parking Spaces 3.7:1,000 Ratio
<b>Zoning:</b>	PUD
<b>Price:</b>	\$749,000 \$307.49/SF
<b>Financing:</b>	Seller Financing available and preferred

## PROPERTY SUMMARY

Free Standing Owner-User Office Building on busy Ralston Road near Olde Town Arvada is an excellent choice for a single or multi-tenant user.



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Drone Video

Fuller Real Estate  
(303) 534-4822

**Brokerage Disclosure  
to Buyer**

**John Becker**  
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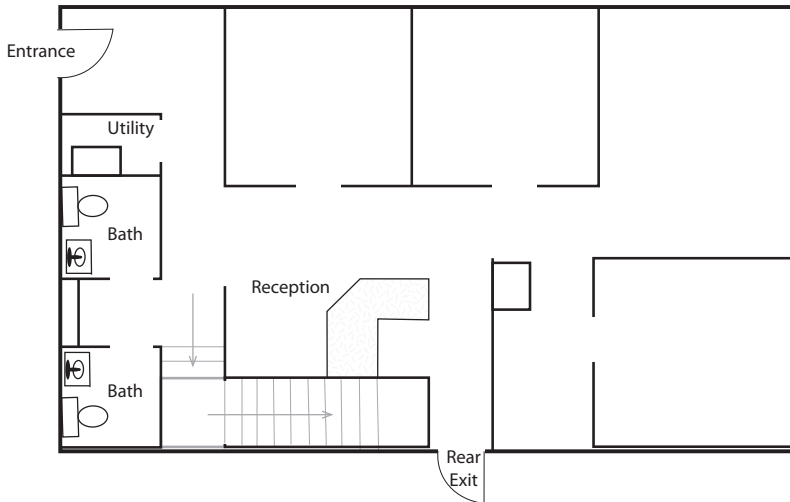


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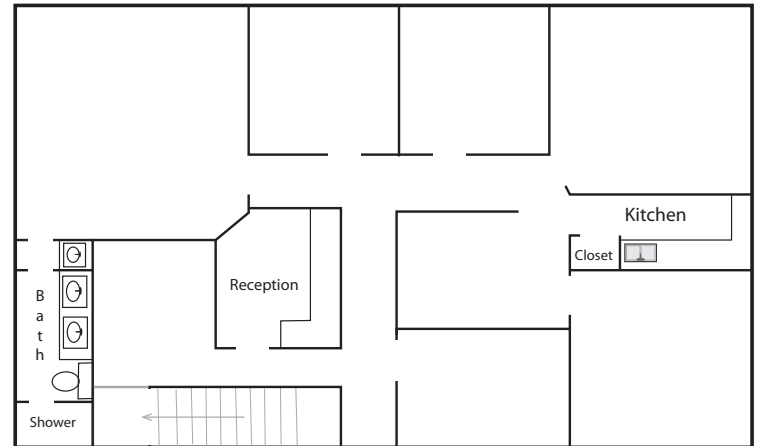
LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

5300 DTC Pkwy, #100 | Greenwood Village | CO | 80111 | FAX: 303-534-9021

7710 Ralston Rd  
1st Floor



7710 Ralston Rd  
2nd Floor



### DEMOGRAPHICS

1 Mile

3 Miles

5 Miles



Population

16,474

121,754

339,035



Households

7,724

51,422

143,681



Median HH Income

\$72,619

\$81,129

\$84,051



Median Age

38.10

39.90

38.80



Traffic 22,735 vpd - Ralston Rd (W 58th Ave) @ Yarrow St (2025)

Source: CoStar 2024

The information in this brochure was provided to Fuller Real Estate (FRE) by the owner of the property. FRE has not independently verified this information. Buyers have been advised by FRE to investigate the property including, without limitation, the physical condition of the property, access, availability of utility services, zoning, environmental risks, and soil conditions.