

Arvada Owner User Office Building

8910 Ralston Road Arvada, CO 80002



FOR SALE

James Bealer
936.444.5277
j.bealer@bellstreet.com


BellStreet

For Sale

8910 Ralston Road Arvada, CO 80002



Property Description

Owner user or investor office building for sale! All leases have an out-clause allowing the new owner to take over exactly the amount of space they need and keep the remaining income. Well cared for and close to Olde Town Arvada.

Property Highlights

- 6,948 SF building with versatile space
- Ample parking for employees and visitors
- Income producing
- Potential for a wide range of professional uses
- Well-maintained and move-in ready

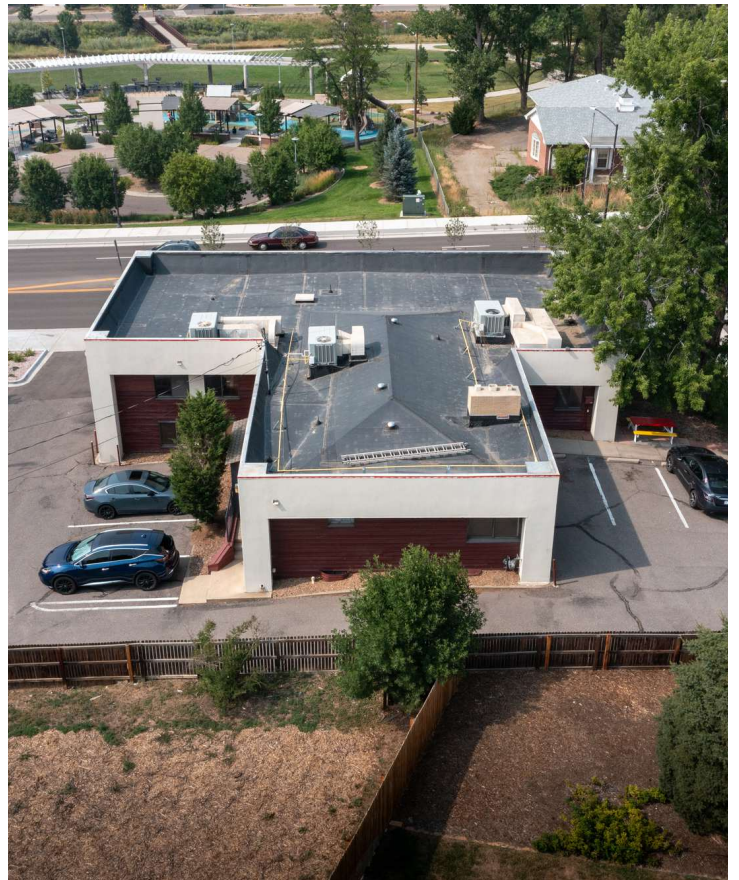
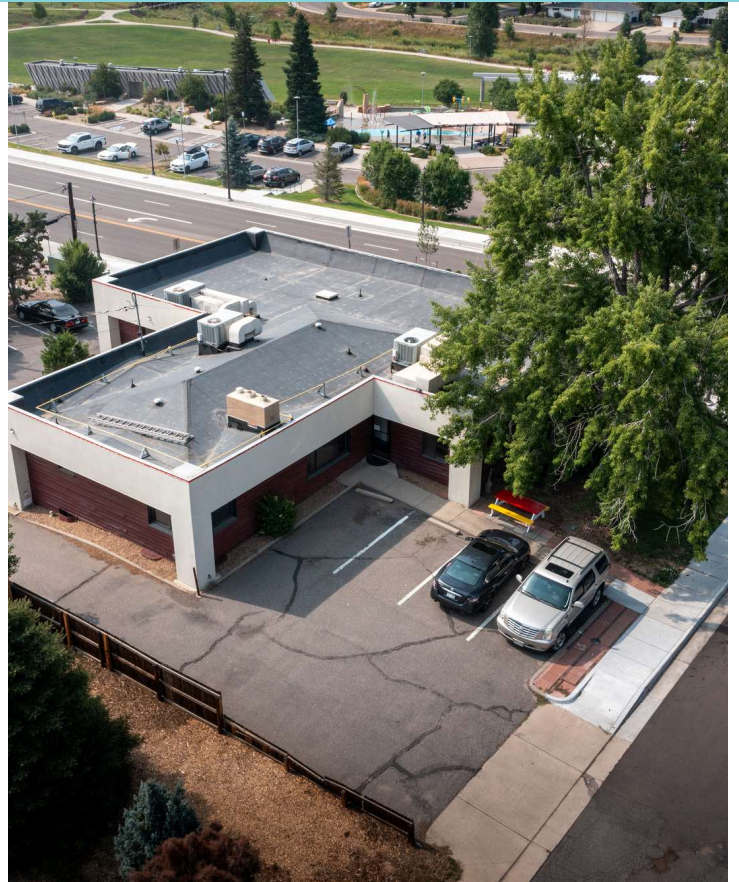
Offering Summary

Sale Price:	\$945,000
Lot Size:	0.34 Acres
Building Size:	6,948 SF
NOI:	\$58,700.00
Cap Rate:	6.21%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	291	1,443	8,076
Total Population	655	3,244	17,707
Average HH Income	\$97,861	\$97,262	\$98,052

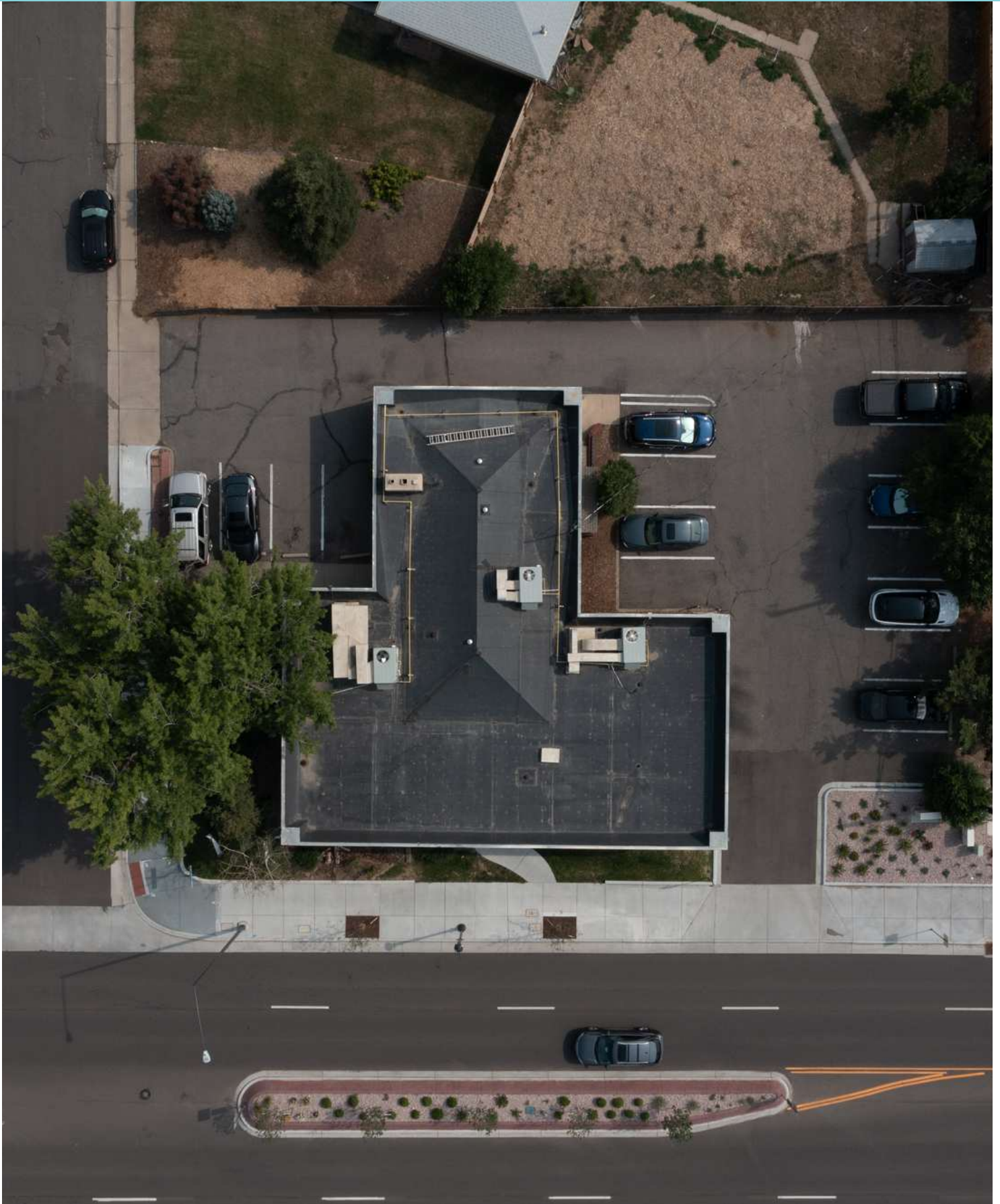
For Sale

8910 Ralston Road Arvada, CO 80002



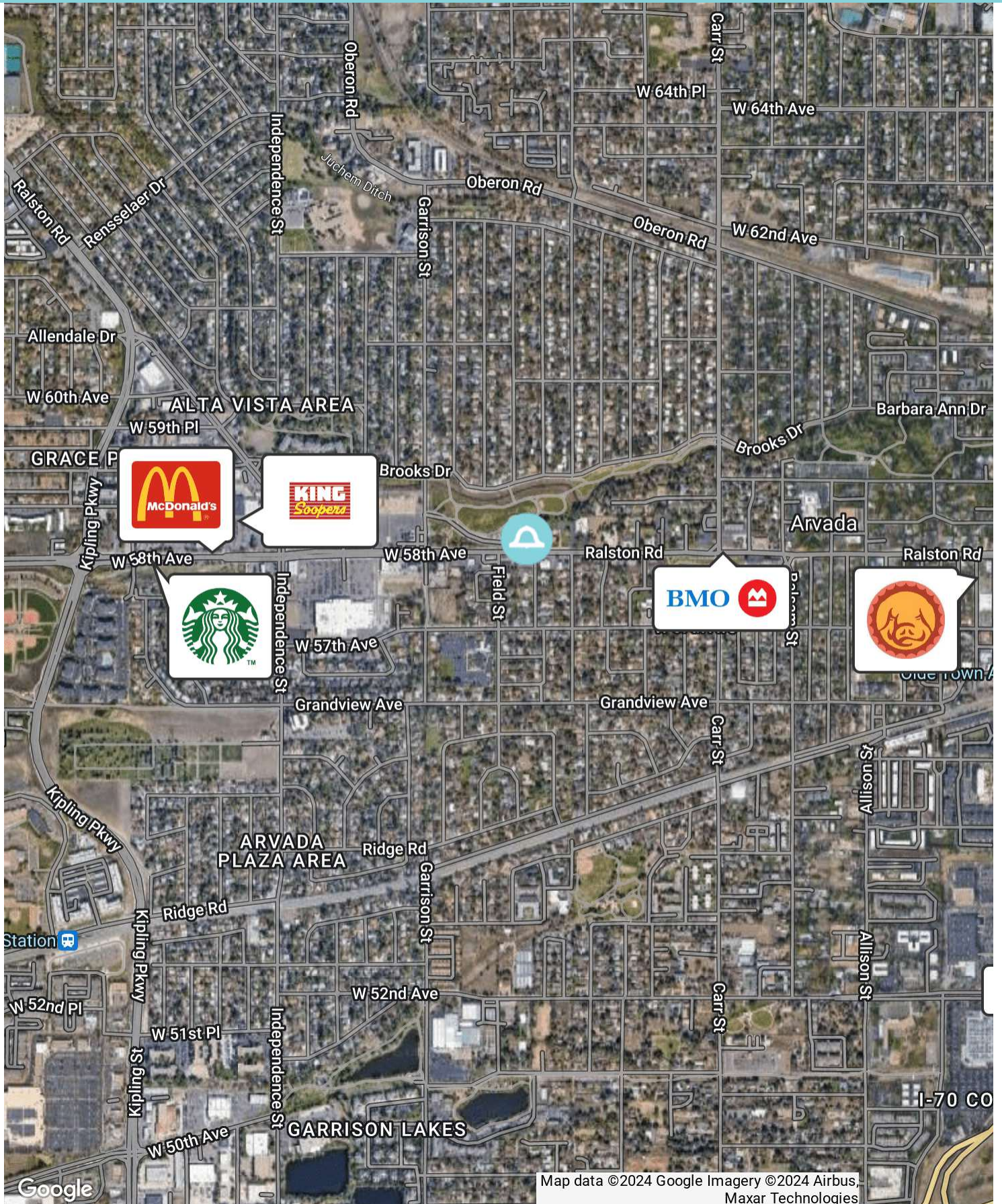
For Sale

8910 Ralston Road Arvada, CO 80002



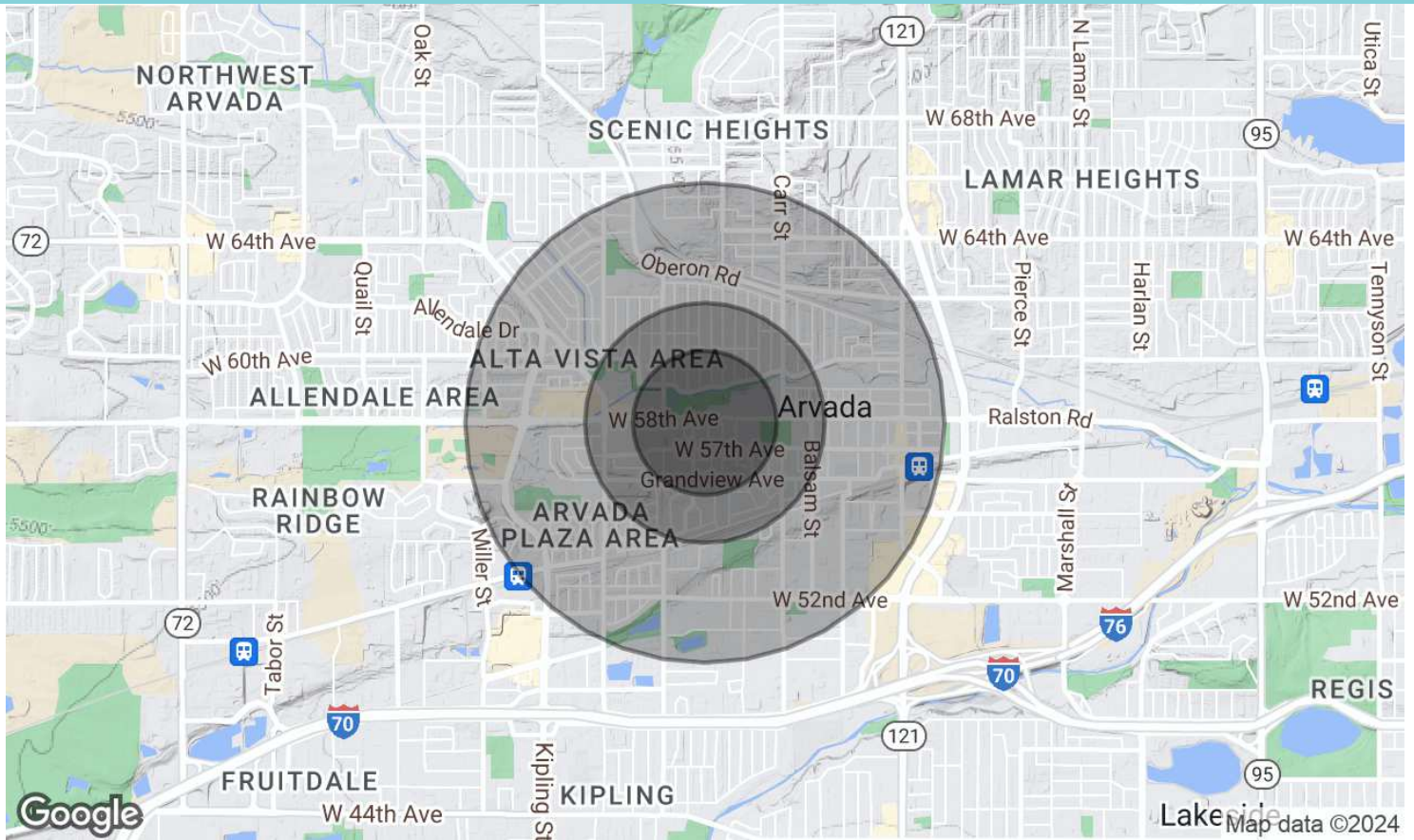
For Sale

8910 Ralston Road Arvada, CO 80002



For Sale

8910 Ralston Road Arvada, CO 80002



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	655	3,244	17,707
Average Age	43	42	40
Average Age (Male)	41	41	39
Average Age (Female)	44	43	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	291	1,443	8,076
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$97,861	\$97,262	\$98,052
Average House Value	\$590,506	\$570,746	\$580,982

Demographics data derived from AlphaMap