



9110 RALSTON
9110 Ralston Road, Arvada, CO 80002

FOR SALE
COMMERCIAL

- 7,505 SF
- Could be separated into different units
- .61 Acres
- P-1 Zoning (Professional & Business)
- 22,444 cars pass this site a day (traffic count)



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Property Summary

Building SF:	7,505
Clear Height:	12'
Lot Size:	0.61 Acres
Parking:	32 (+/-)
Year Built:	1964
Zoning:	P-1

Property Overview

The building currently supports a mixed retail configuration, with in-place operations spanning a retail café concept and an appliance retail showroom. That existing setup makes the property equally suited to a buyer looking to step into an operating asset or to reconfigure the space for a single consolidated use.

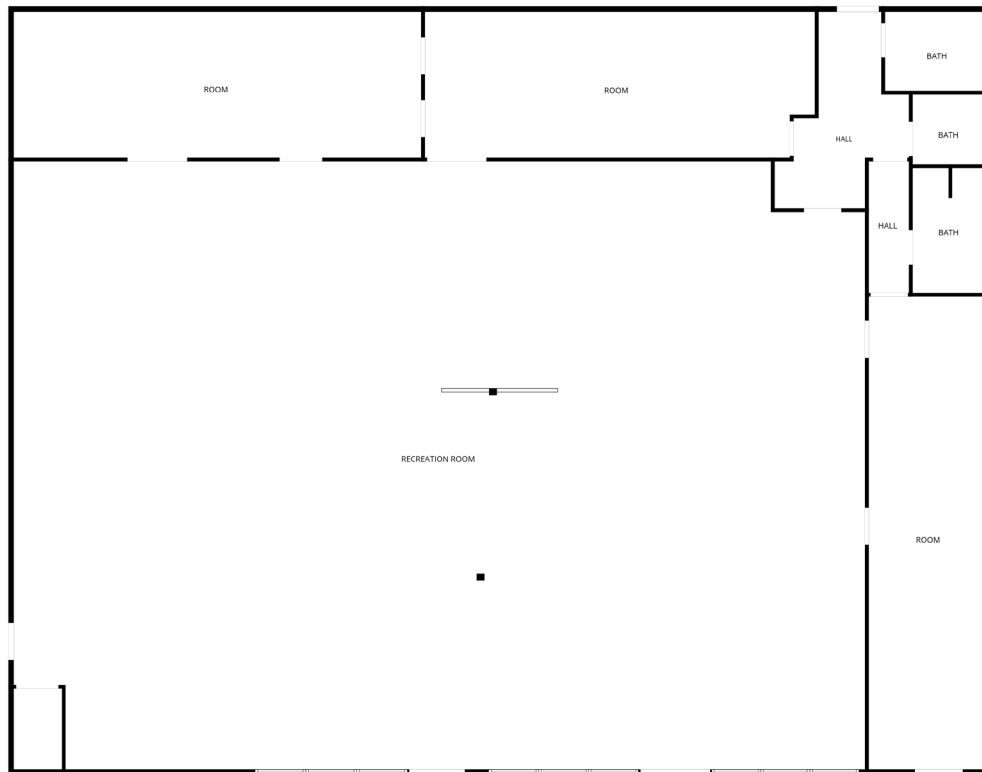
Location Overview

Its location is the standout feature: the property sits within a mile of Walmart Supercenter, King Soopers, Target, and Natural Grocers, placing it directly in the daily traffic pattern generated by some of the corridor's strongest anchors — a meaningful advantage for any retail, restaurant, or service concept that depends on visibility and drive-by frequency.

Highlights

- 7,505 SF freestanding building on a flexible P-1 zoned parcel
- Supports retail, restaurant, or light warehouse/service use
- Built 1964, one story, single building on-site
- Currently configured with two operating uses in place (retail café + appliance retail showroom)
- 0.2 miles from Walmart Supercenter
- 0.4 miles from King Soopers
- ~1.2 miles from Target and Natural Grocers
- Located in a dense, grocery-anchored retail corridor with strong daily

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FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Not a professional drawing

PROPERTY PHOTOS

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BUSINESS MAP

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