

8850 Ralston Rd, Arvada, CO 80002

Lease Rate: 24.00

Arvada, CO 80002

FOR LEASE



— 8850 Ralston Road —

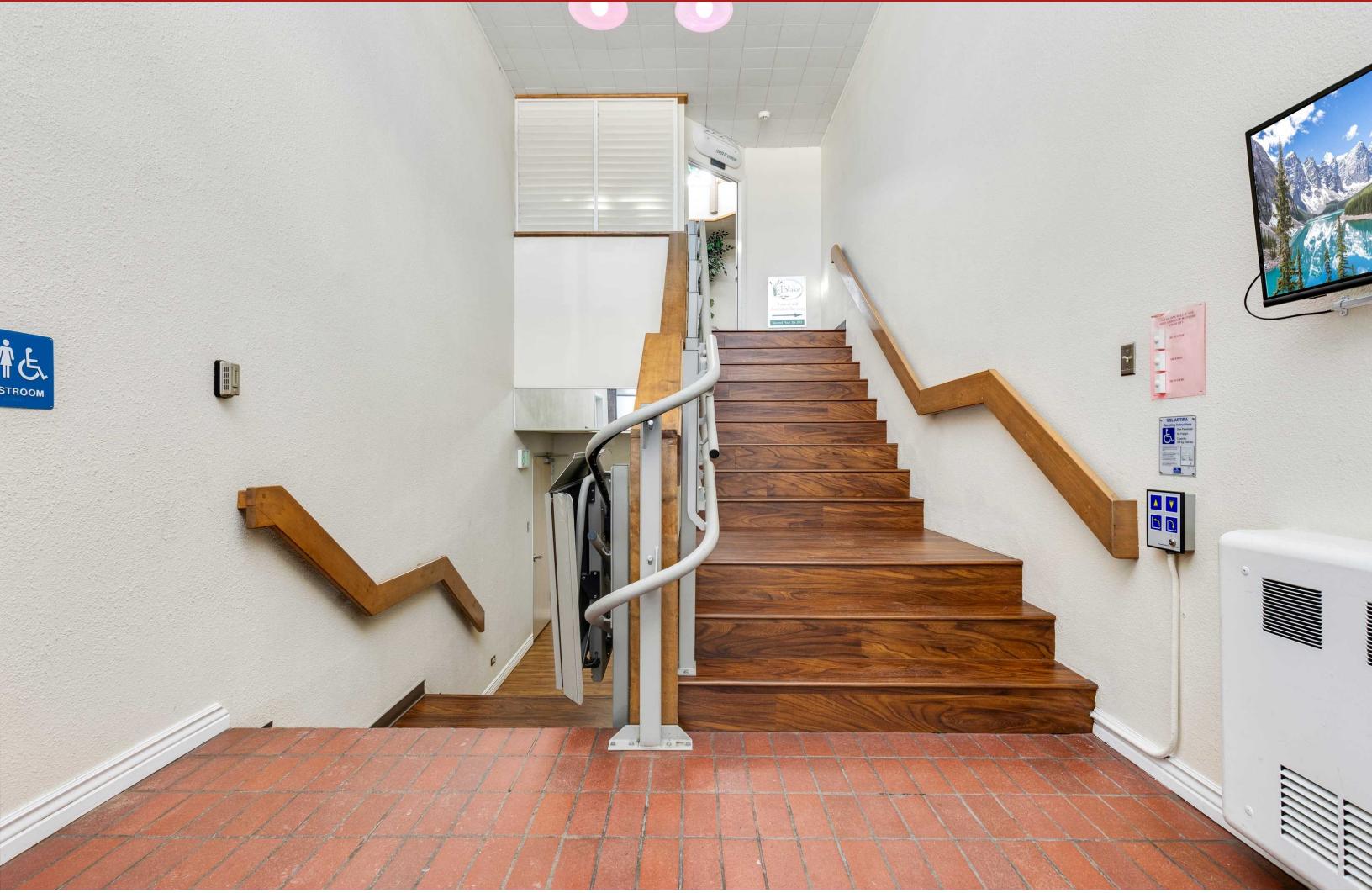
Property Highlights

- Building Size: 9,534 SF 2-Story
- Year Built: 1963
- Zoning: MX-N (Mixed Use – Neighborhood)
- Parking: 50 spaces (5.3 spaces per 1,000 SF leased)
- Accessibility: Two stair lifts for ADA compliance
- Signage: Exterior signage opportunities available
- Suite 200
- 405 RSF 345 USF
- \$24/SF Full Service
- Private in-suite restroom
- Suite 201
- 980 RSF 776 USF
- In-suite sinks
- Shared restrooms
- Both suites are designed with healthcare in mind, offering functional layouts for medical, dental, therapy, or wellness practices.

Why Choose Arvada Medical Center

- Surrounded by established residential neighborhoods and growing commercial corridors
- Strong patient base with diverse demographics and expanding population
- Convenient access to major roadways and nearby hospitals/clinics
- Ample parking for staff and patients
- Flexible suite sizes to accommodate practices of varying scale
- Ideal Uses
- Medical offices (primary care, specialty, dental, therapy)
- Health & wellness practices (chiropractic, physical therapy, counseling, holistic care)
- Other professional office uses considered secondarily

AVAILABLE SPACES

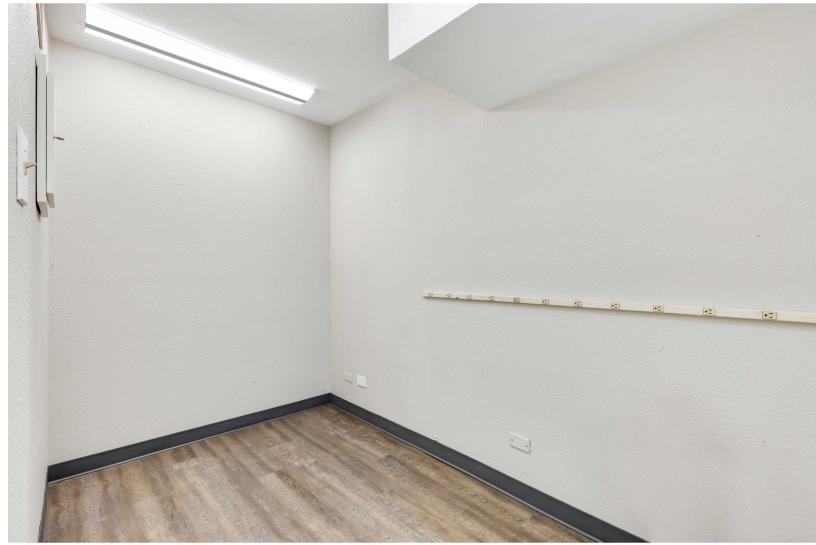


Available Spaces

Space	Size	Term	Rate	Space Use	Condition	Available
200	405		\$24.00 /sf/yr	Medical/Office	Move In Ready	12/01/2025
201	980		\$24.00 /sf/yr	Medical/Office	Move In Ready	12/01/2025



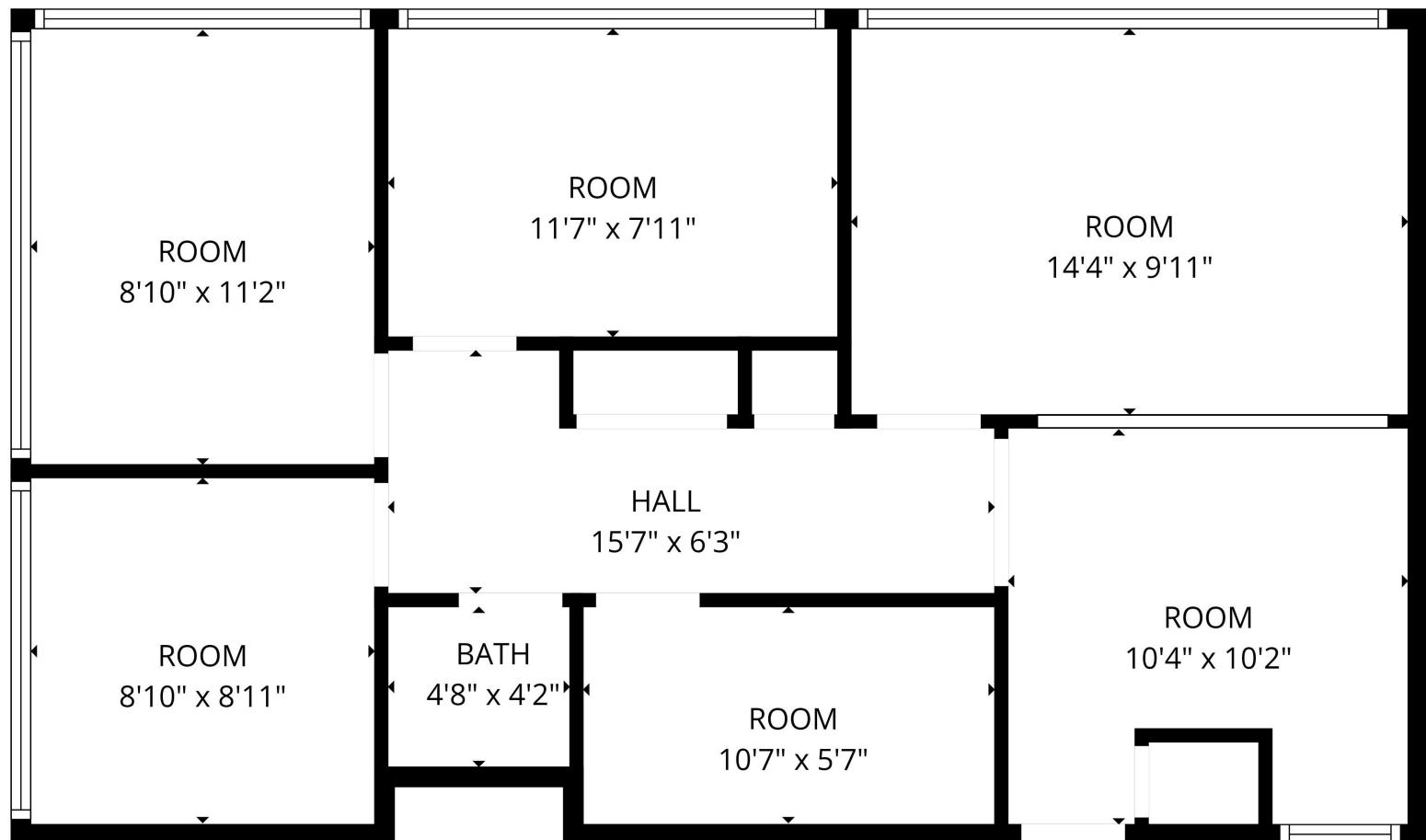
PROPERTY PHOTOS



PROPERTY PHOTOS



SUITE # 200 FLOOR PLAN



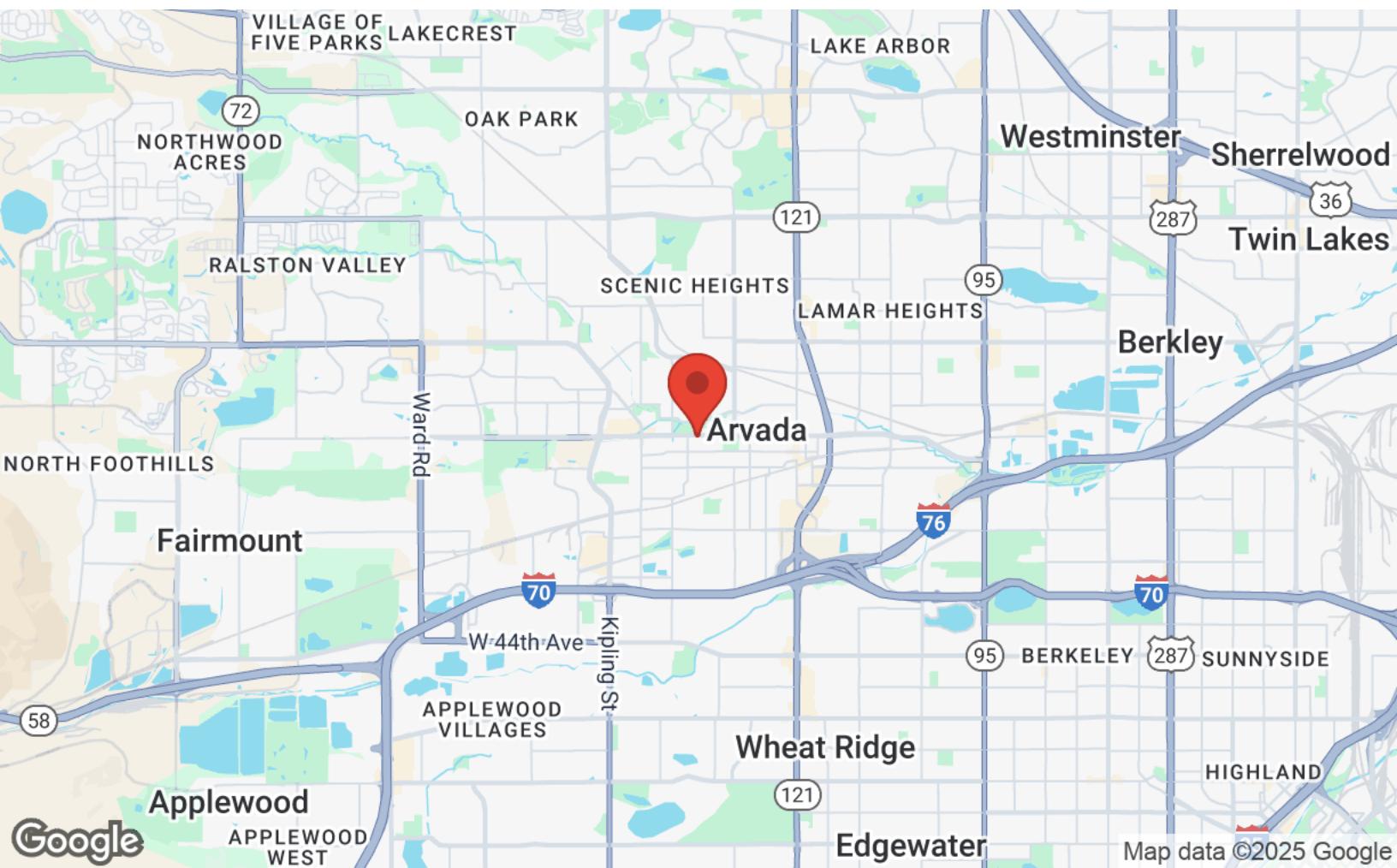
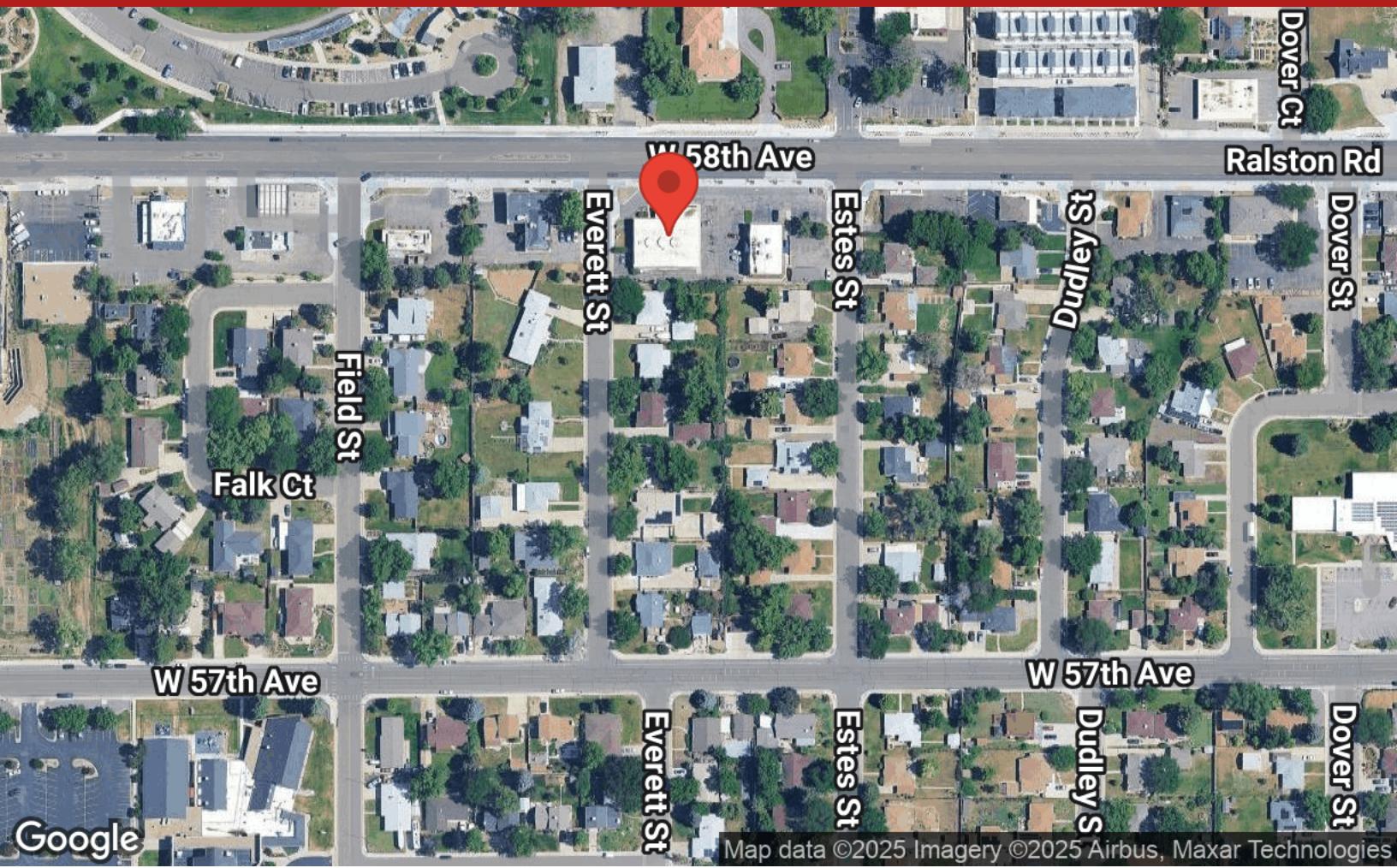
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE # 201 FLOOR PLAN

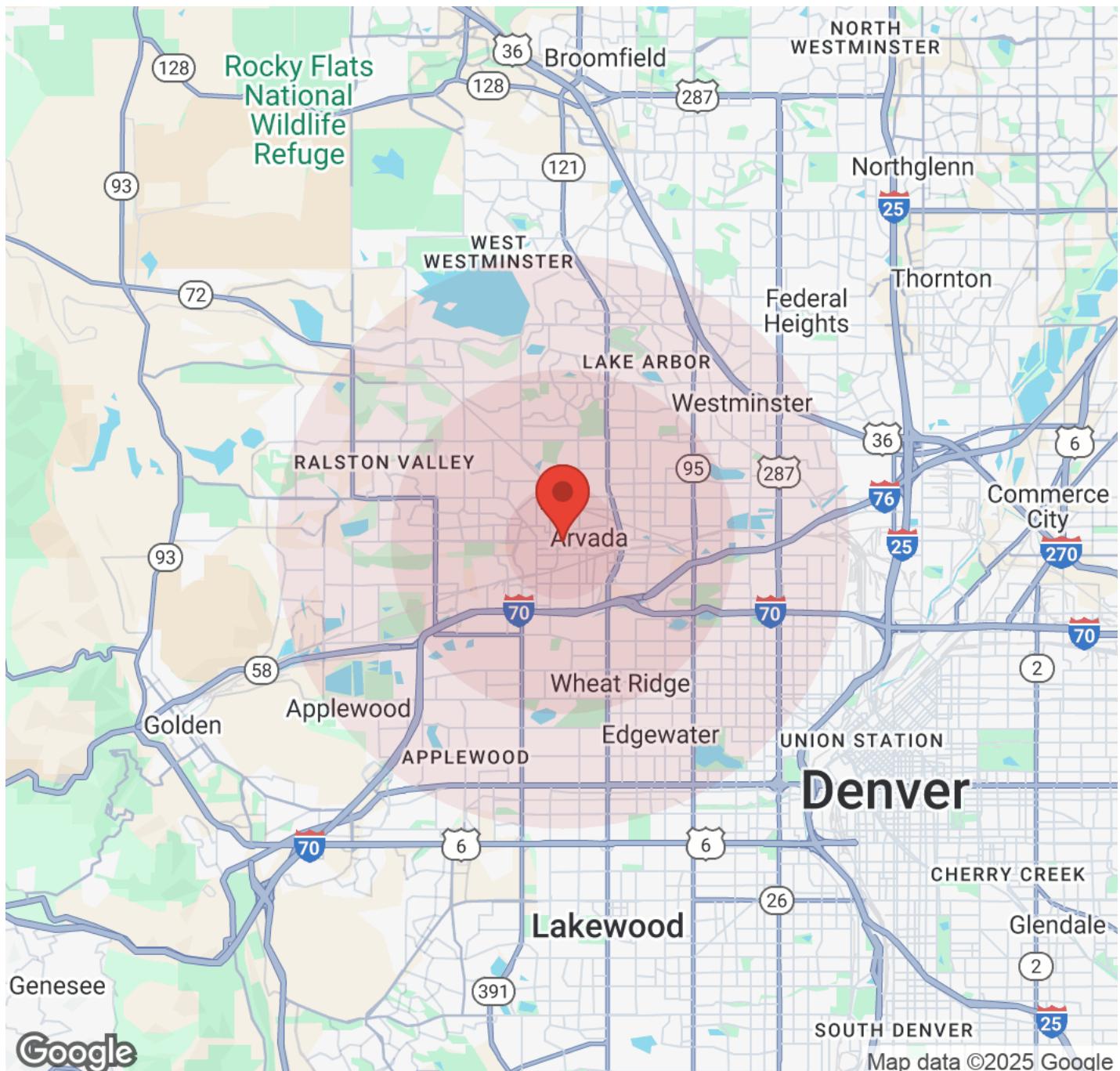


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	9,302	56,170	155,385
Female	9,549	55,735	152,434
Total Population	18,851	111,905	307,819

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,890	16,397	45,639
Ages 15-24	1,807	10,696	31,154
Ages 25-54	9,154	49,916	142,731
Ages 55-64	2,030	12,922	34,165
Ages 65+	2,970	21,975	54,130

Race	1 Mile	3 Miles	5 Miles
White	14,261	82,373	212,241
Black	322	1,813	6,433
Am In/AK Nat	70	358	1,077
Hawaiian	6	56	185
Hispanic	3,303	21,430	70,491
Asian	451	3,189	9,850
Multi-Racial	411	2,518	7,018

Income	1 Mile	3 Miles	5 Miles
Median	\$91,411	\$102,584	\$103,195
< \$15,000	653	2,726	7,890
\$15,000-\$24,999	470	2,226	5,964
\$25,000-\$34,999	424	2,171	6,342
\$35,000-\$49,999	809	3,442	9,693
\$50,000-\$74,999	1,216	6,807	18,730
\$75,000-\$99,999	1,396	6,419	16,510
\$100,000-\$149,999	1,801	10,276	25,504
\$150,000-\$199,999	1,013	7,195	18,497
> \$200,000	1,194	7,496	24,825

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,532	51,821	144,139
Occupied	8,976	48,759	133,956
Owner Occupied	4,045	29,518	80,872
Renter Occupied	4,931	19,241	53,084
Vacant	556	3,061	10,183

BUSINESS MAP

