

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



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AVAILABLE SPACES

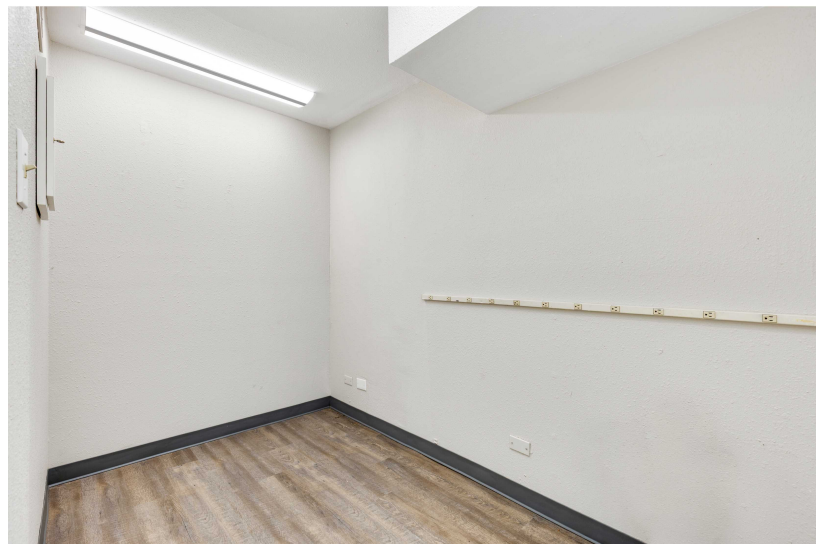
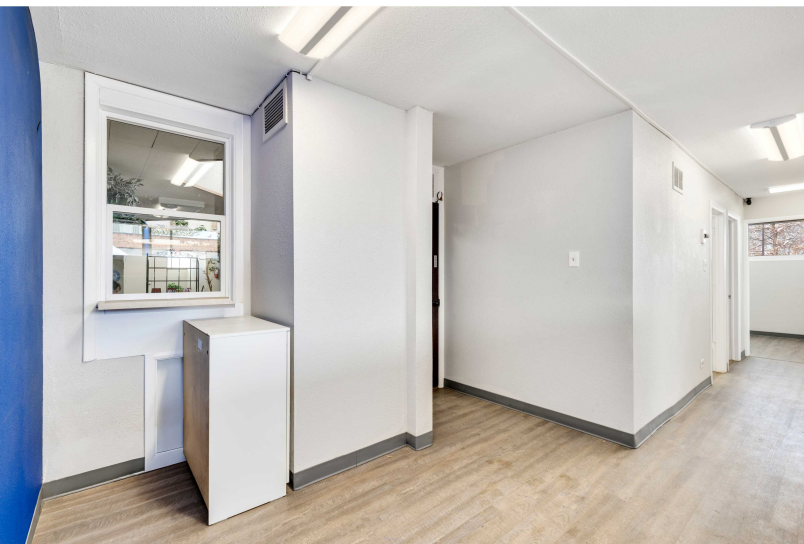


Available Spaces

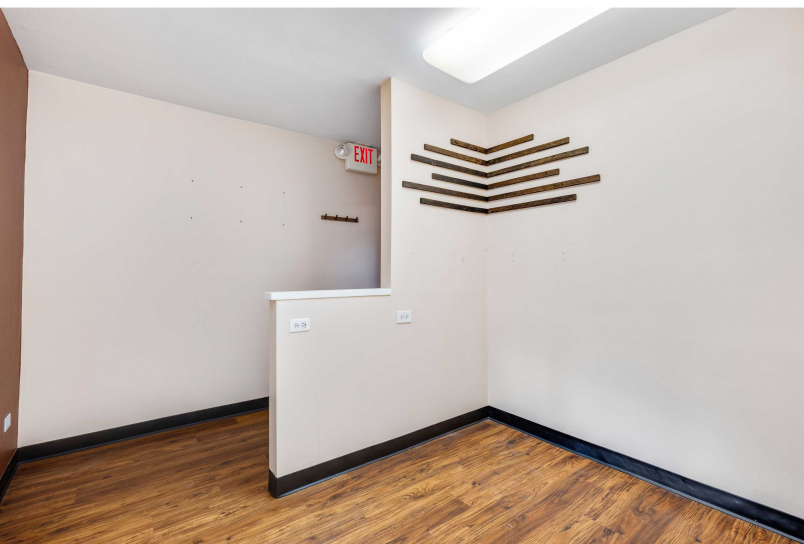
Space	Size	Term	Rate	Space Use	Condition	Available
200	405		\$24.00 /sf/yr	Medical/Office	Move In Ready	12/01/2025
201	980		\$24.00 /sf/yr	Medical/Office	Move In Ready	12/01/2025



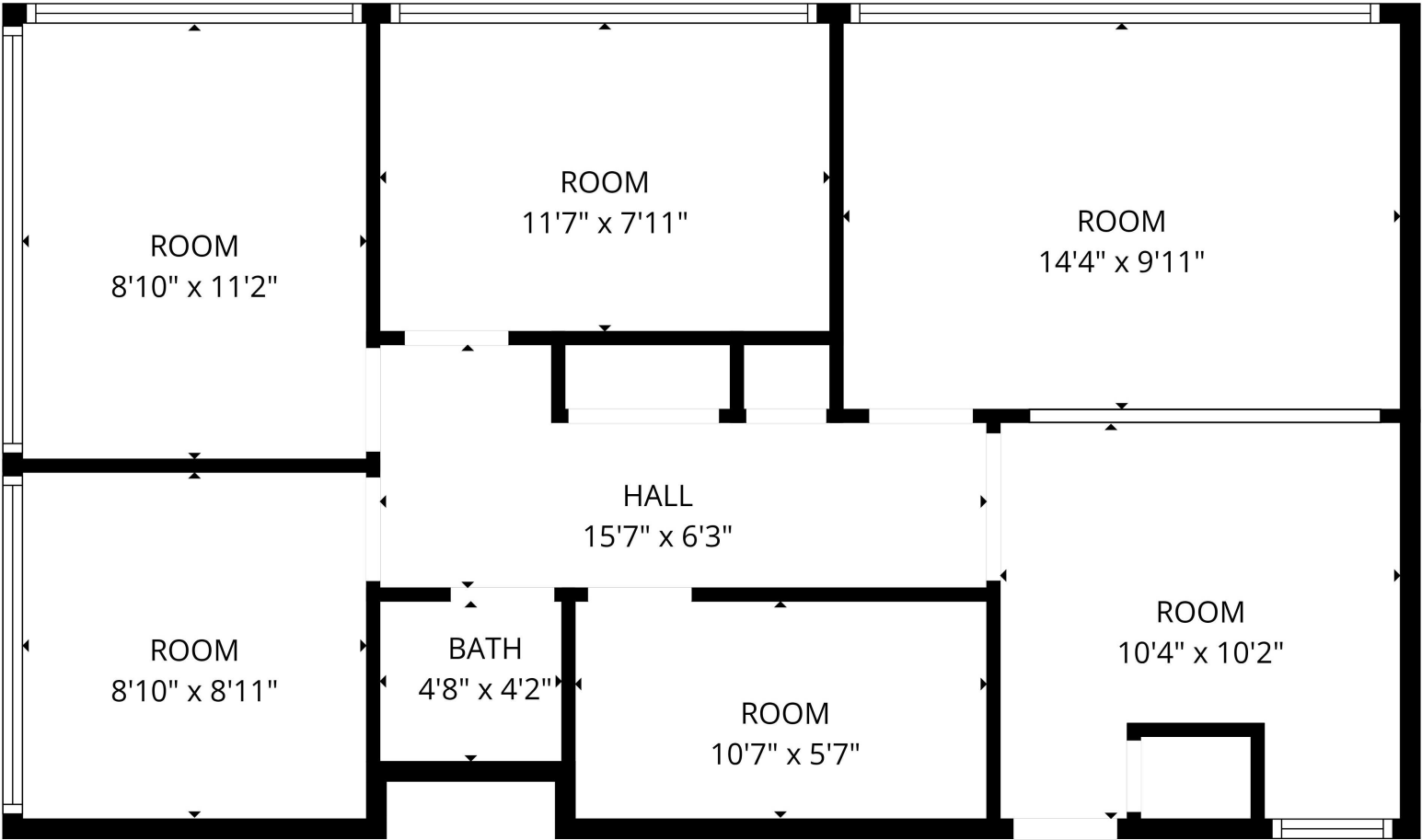
PROPERTY PHOTOS



PROPERTY PHOTOS

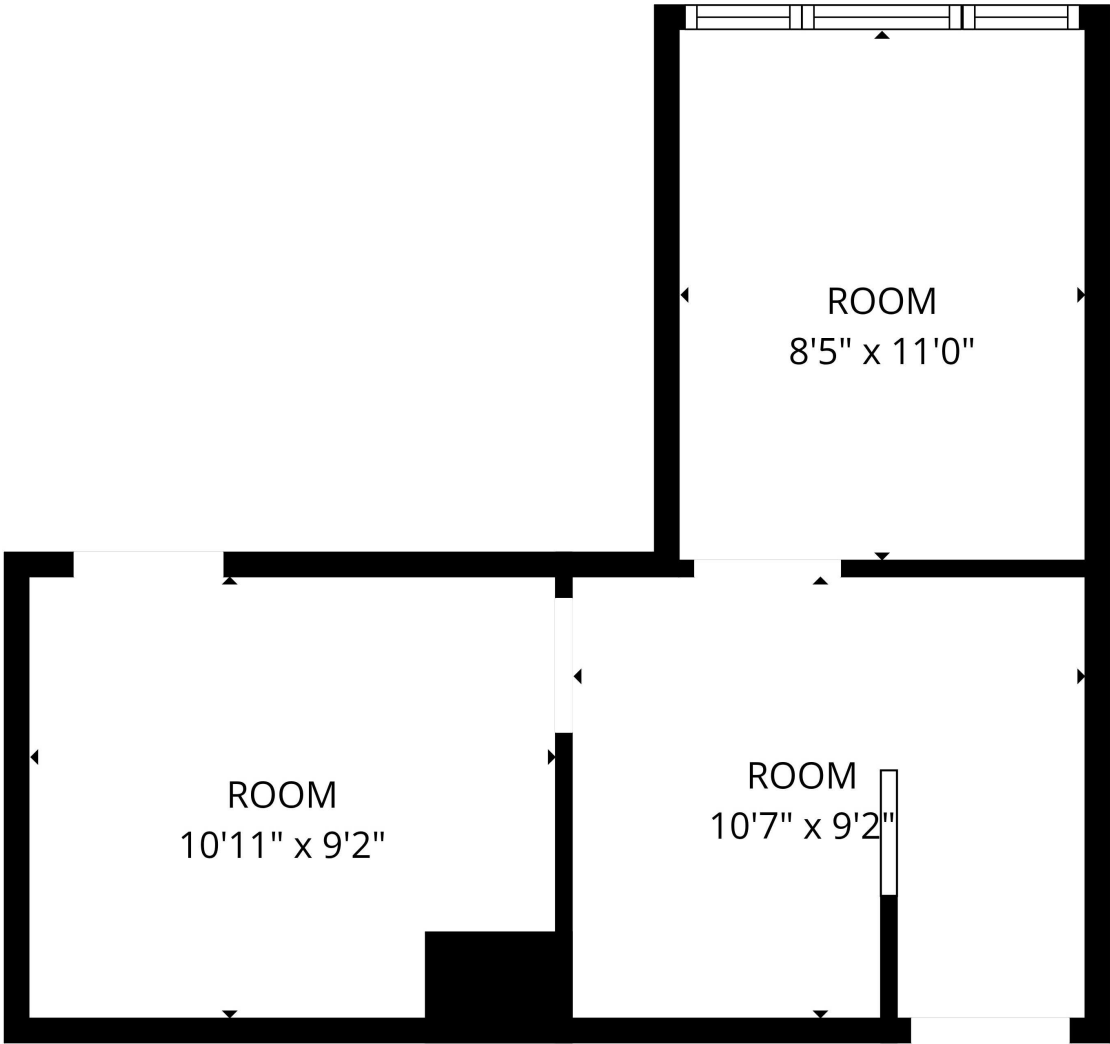


SUITE # 200 FLOOR PLAN

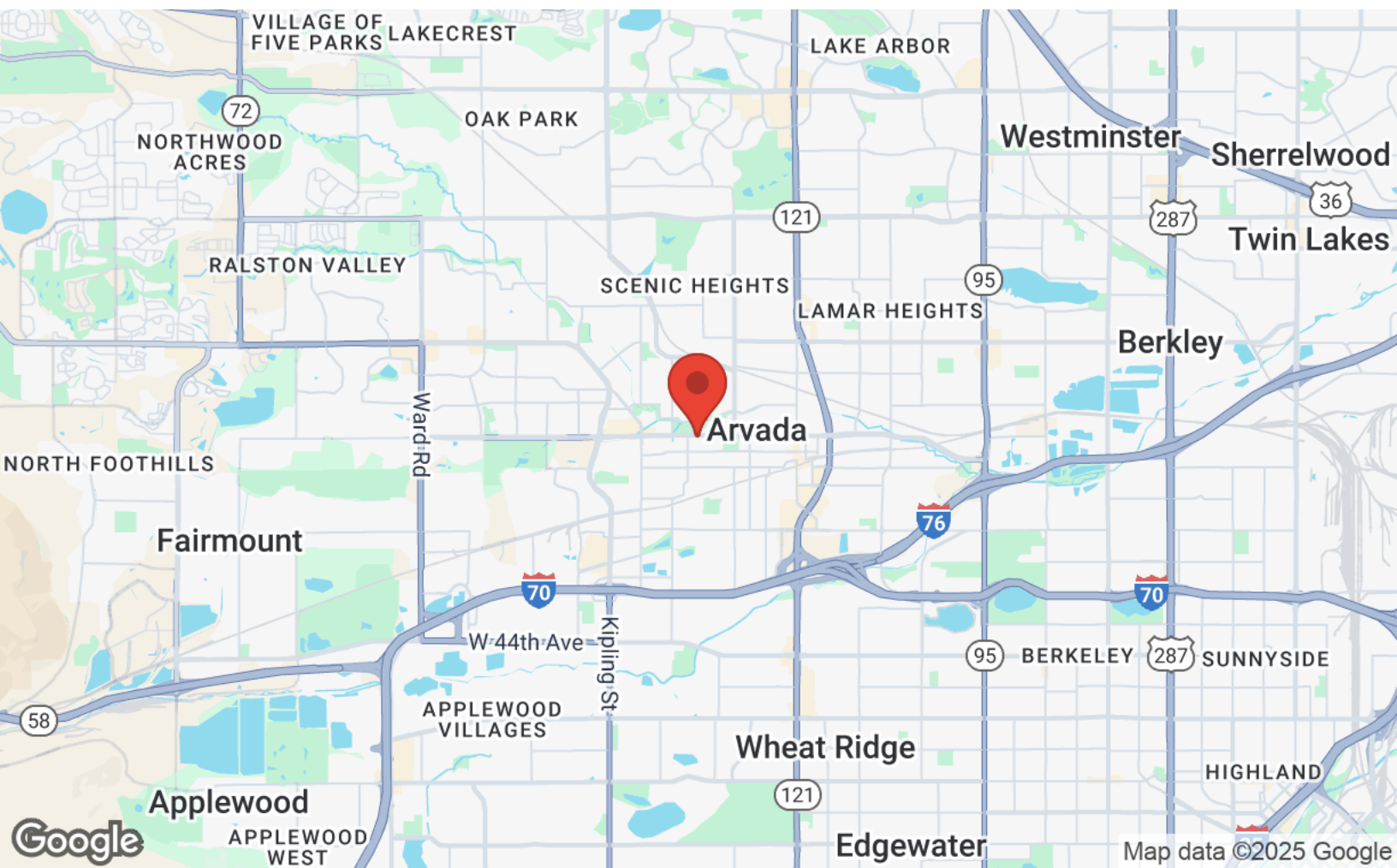
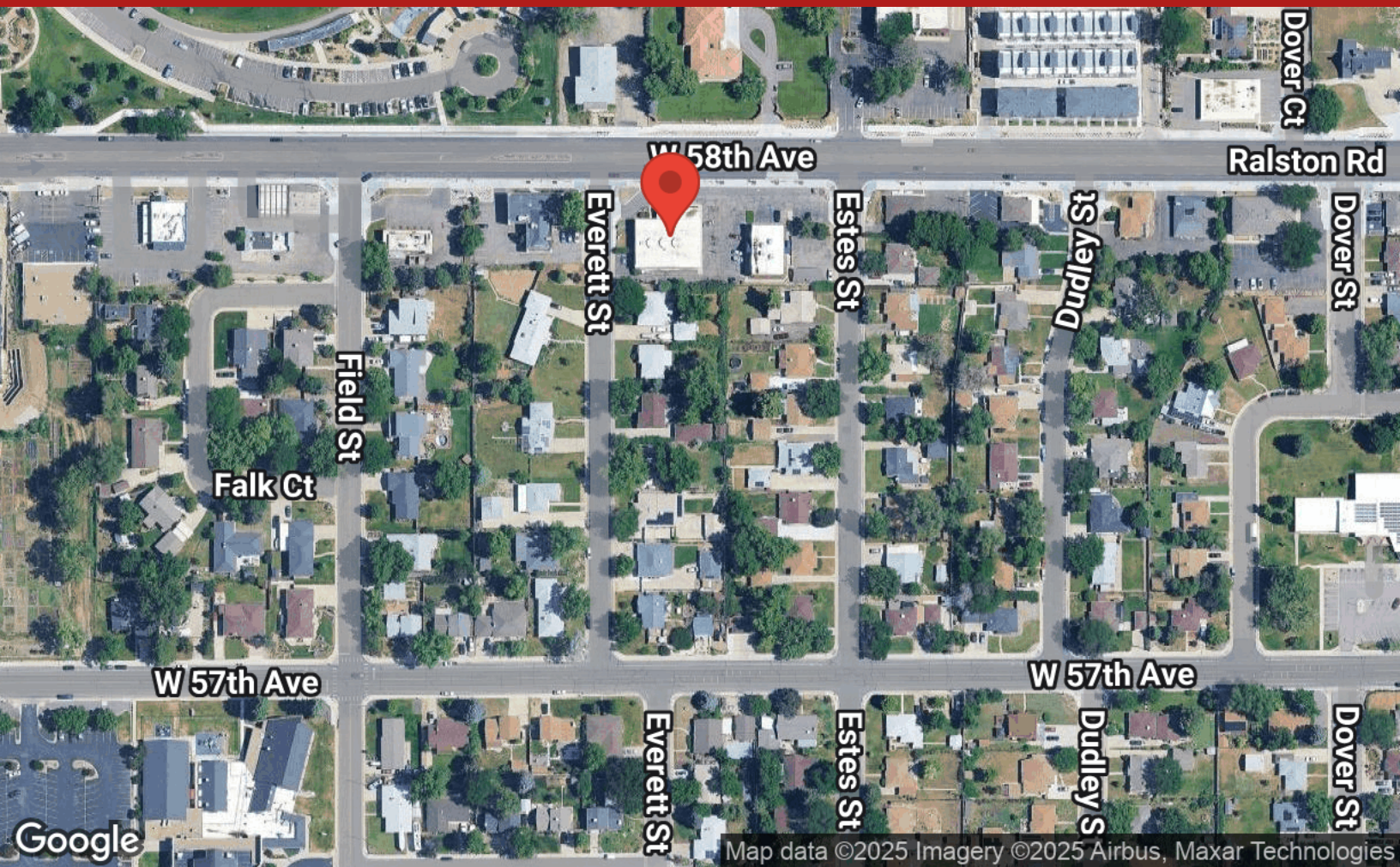


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

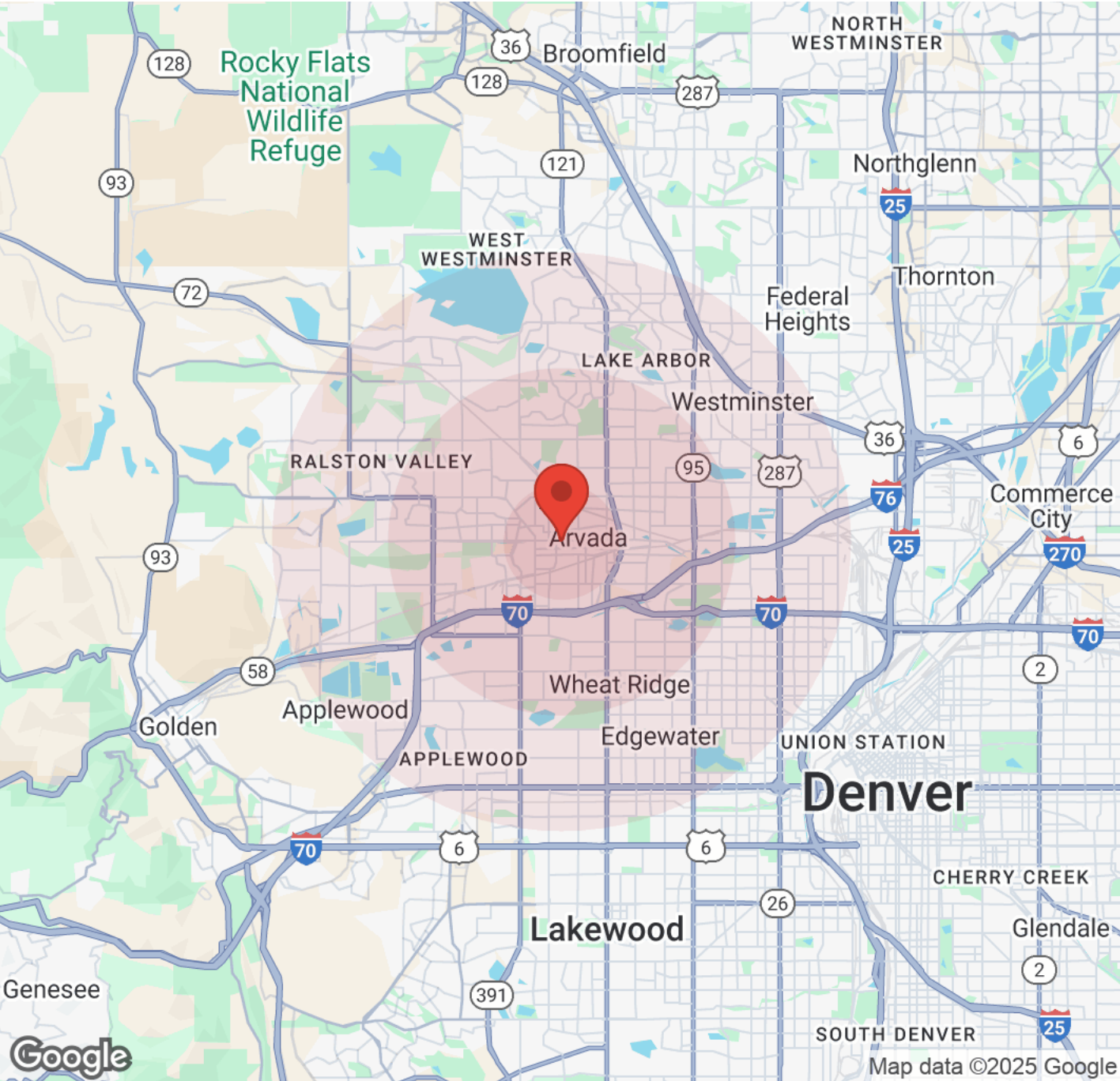
SUITE # 201 FLOOR PLAN



LOCATION MAPS



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	9,302	56,170	155,385	Median	\$91,411	\$102,584	\$103,195
Female	9,549	55,735	152,434	< \$15,000	653	2,726	7,890
Total Population	18,851	111,905	307,819	\$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
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	14,261	82,373	212,241	Total Units	9,532	51,821	144,139
Black	322	1,813	6,433	Occupied	8,976	48,759	133,956
Am In/AK Nat	70	358	1,077	Owner Occupied	4,045	29,518	80,872
Hawaiian	6	56	185	Renter Occupied	4,931	19,241	53,084
Hispanic	3,303	21,430	70,491	Vacant	556	3,061	10,183
Asian	451	3,189	9,850				
Multi-Racial	411	2,518	7,018				

BUSINESS MAP

This map displays the business landscape around Arvada, Colorado. Key features include:

- Neighborhoods:** Westminister, Federal Heights, Sherrelwood, Twin Lakes, Berkley, Westminister, Oak Park, Kings Mill, Standley Lake, Village of Five Parks, Lakecrest, Northwood Acres, Ralston Valley, Scenic Heights, Lamar Heights, Fairmount, Applewood, Applewood West, Applewood, Eiber, Lakewood, and Belmar Park.
- Landmarks:** Standley Lake, Kings Mill, Lake Arbor, and various parks.
- Highways:** I-70, I-25, I-76, and US-36.
- Business Locations:** Marked with red icons and labels, including Davita, PHC, and others.
- Central Location:** A red pin is placed in the center of the map, indicating a specific location in Arvada.