

Free Standing Owner-User Office Bldg

7710 Ralston Road, Arvada, CO



www.FullerRE.com



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

BUILDING OVERVIEW

Building SF:	2,436± SF
Lot Size:	3,125± SF
YOC:	1970
Parking:	9 Parking Spaces 3.7:1,000 Ratio
Zoning:	PUD
Price:	\$749,000 \$307.49/SF
Financing:	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.



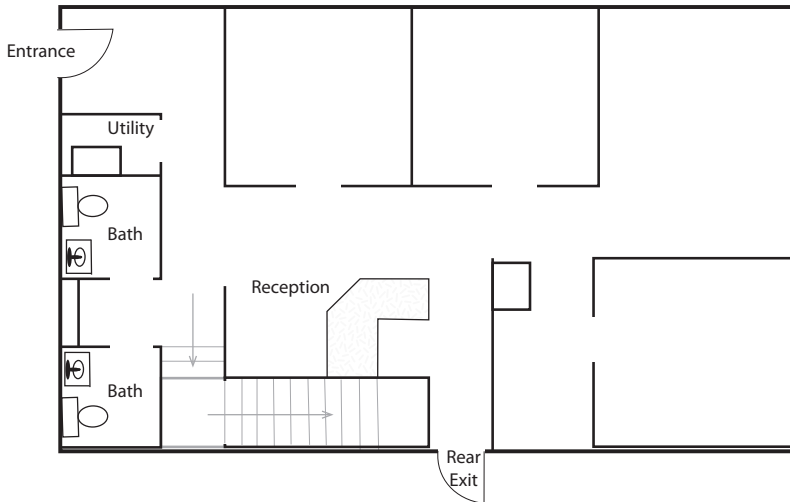
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Drone Video

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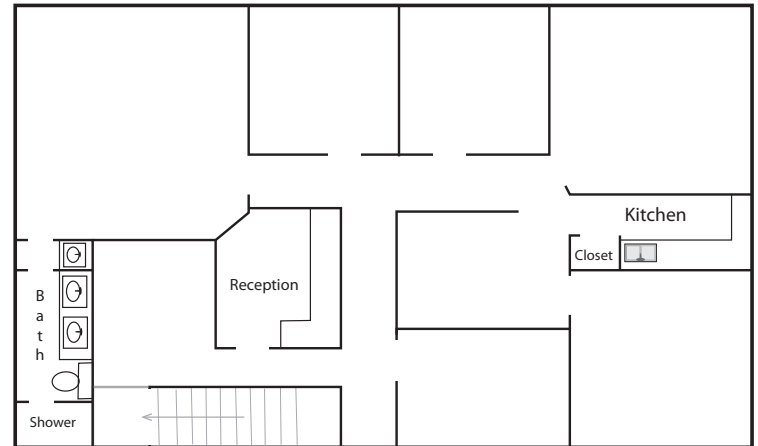
**Brokerage Disclosure
to Buyer**

John Becker
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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

