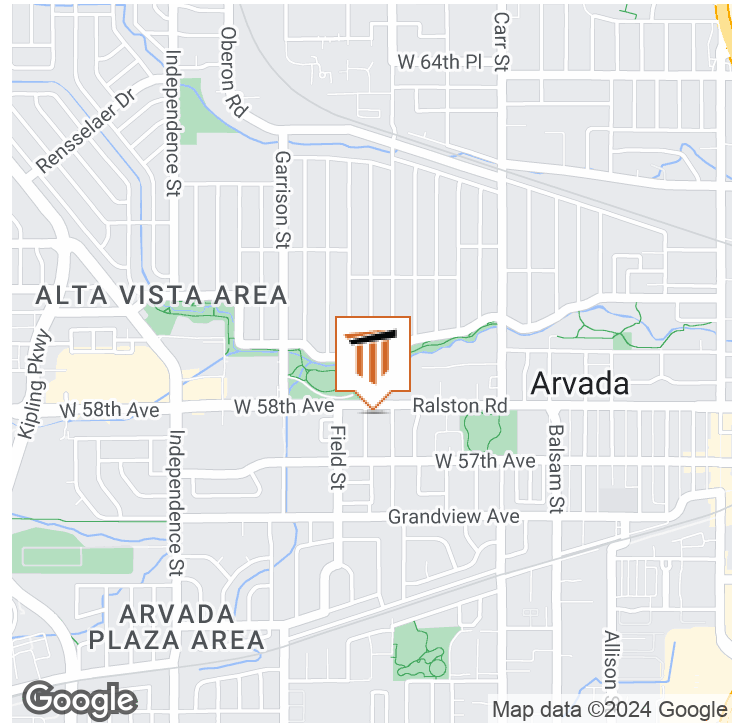


RALSTON RD. MEDICAL CENTER

8850 Ralston Rd. Arvada, CO 80002



Lease Rate	\$18.00 SF/YR/FS
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OFFERING SUMMARY

Building Size:	9,534 SF
Available SF:	736 SF
Lot Size:	25,265 SF
Number of Units:	10
Year Built:	1963
Renovated:	1995
Zoning:	Mixed-Use, Neighborhood
Market:	Denver Metro
Submarket:	Northwest Denver

PROPERTY OVERVIEW

Office/Medical space located on Ralston Rd. with close proximity to Olde Town Arvada, boasting high visibility and traffic counts, with an average daily volume of 22,851. Currently offering 775 SF for lease that has 3 private offices, small reception area/office, private restroom, break area OR additional office space. Please, enjoy 2-3 months rent-free based on lease term. The property has convenient access to I-70 & I-76 East and West, as well as Kipling St. & Wadsworth Blvd. North and South.

SPACES	LEASE RATE	SPACE SIZE
Suite 202	\$18.00 SF/yr	736 SF

FOR MORE INFORMATION, PLEASE CONTACT:

AUSTIN RICKARD
Associate Broker

O: 303.403.1333 | C:303.521.3357
Austin@MarcumCommercial.com

SCOTT A. MARCUM
Broker/Owner

O: 303.403.1333 | C:303.437.5590
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RALSTON RD. MEDICAL CENTER

8850 Ralston Rd. Arvada, CO 80002



PROPERTY HIGHLIGHTS

- Office/Medical/Retail
- Located on Ralston Rd. between Wadsworth & Kipling
- Great Visibility
- Walking Distance to Olde Town Arvada & Arvada City Hall.
- Kitchen & Break Room (if desired)
- Large Conference Room
- Reception
- Common Area Restrooms
- 40 Surface Spaces are available; Ratio of 4.06/1,000 SF

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (Full Service)
Number of Units:	10
Available SF:	736 SF
Lot Size:	25,265 SF
Building Size:	9,534 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,606	43,979	117,236
Total Population	12,696	103,131	279,746
Average HH Income	\$61,785	\$63,853	\$66,539

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Office Property For Lease

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