



OFFERING MEMORANDUM

# PARK CENTER OFFICE

8795 RALSTON RD, ARVADA, CO 80002

Marcus & Millichap  
THE KRAMER GROUP

# PARK CENTER OFFICE

8795 RALSTON RD, ARVADA, CO 80002

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**MNET ACTIVITY ID: ZAG0050404**

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SECTION

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# EXECUTIVE SUMMARY

Marcus & Millichap  
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# PARK CENTER OFFICE

8795 RALSTON RD, ARVADA, CO 80002

**\$3,400,000**

OFFERING PRICE

**8.96%**

CAP RATE

YEAR BUILT  
1974

BUILDING SIZE  
25,567 SF

LOT SIZE  
1.07 ACRES

PRICE/SF  
\$132.98

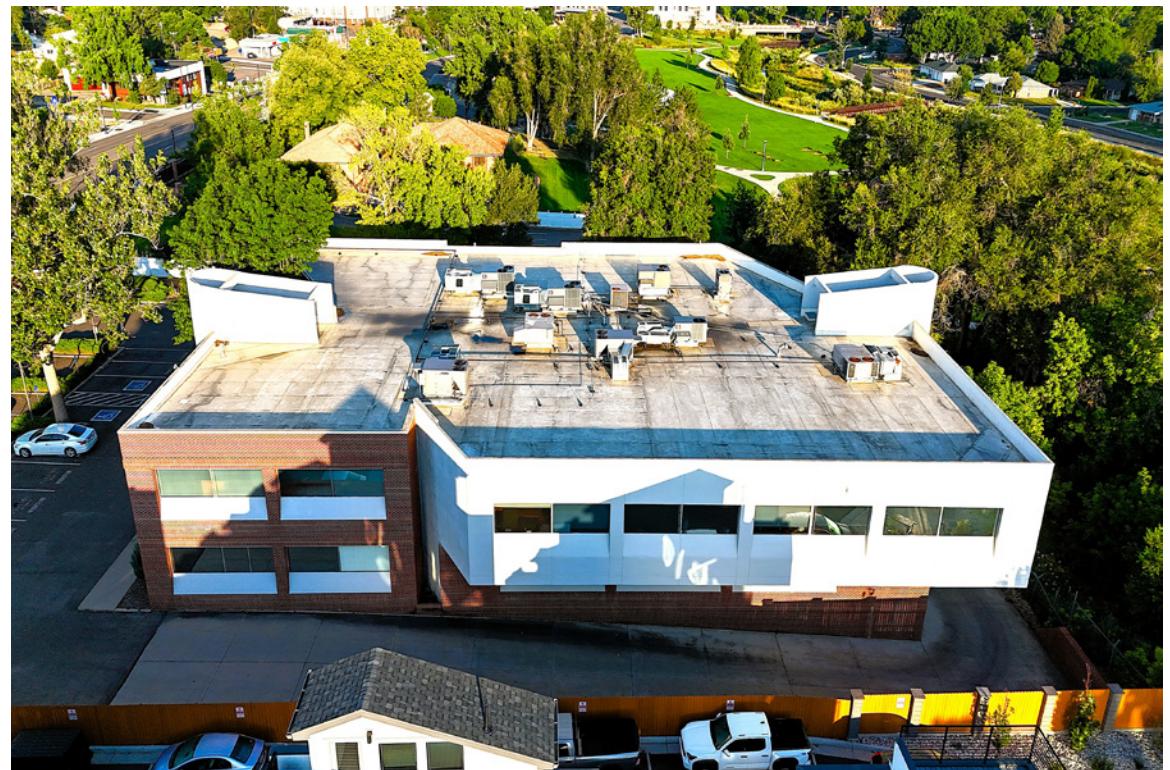




# THE OFFERING

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The Kramer Group of Marcus & Millichap is pleased to present 8795 Ralston Rd. and 8801 Ralston Rd (adjacent parking lot), a well-maintained, Class B, 2-story multi-tenant office asset totaling 25,567 rentable square feet in the heart of Arvada, Colorado. Ideally situated on 1.07 acres along the highly visible corridor of Ralston Rd./58th Ave at Estes St., the property lies between Kipling St. and Wadsworth Blvd., backing directly to the scenic Ralston Central Park.



**Marcus & Millichap**  
THE KRAMER GROUP

# PROPERTY HIGHLIGHTS

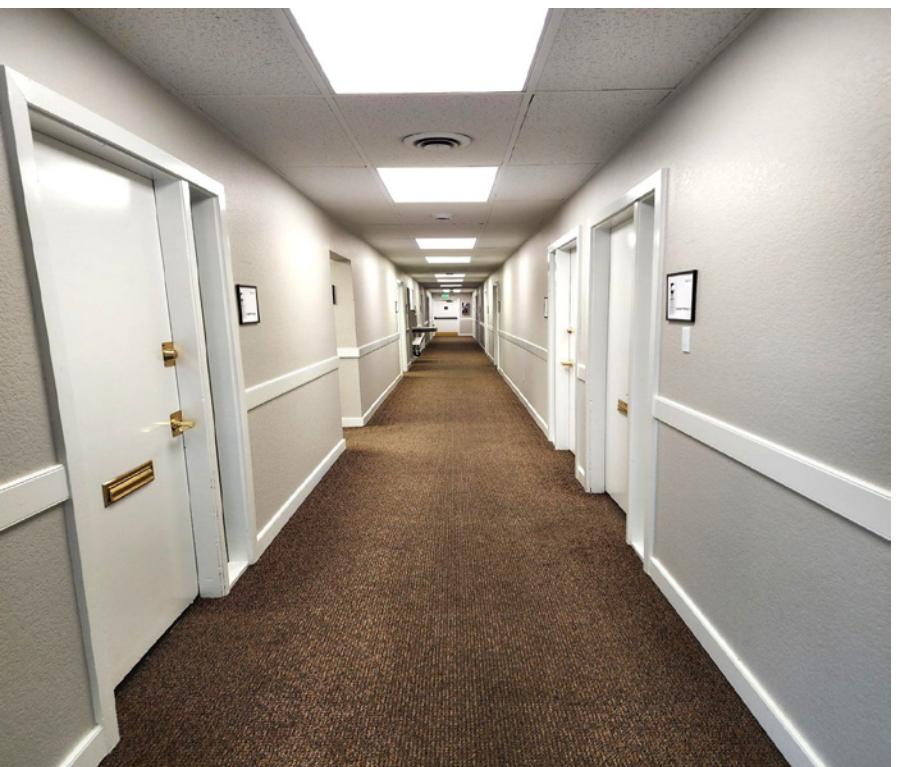
1. 25,567 SF Class B Office Building
2. Excellent Owner-User or Investment Opportunity
3. Strong Tenant Mix: Medical and Professional Office Tenants
4. Recently Renovated Suites with Modern Finishes
5. 86 Total Parking Spaces: 64 Surface + 24 Covered
6. Recent Improvements Include:
  - > New Interior & Exterior Paint
  - > Majority of HVAC Units Replaced
  - > Upgraded Internet Infrastructure (Purchased 6/2025 – No Ongoing Leasing Costs)
  - > Complete Suite Renovations Over Past 2+ Years
  - > New Perimeter Landscaping Following Street Widening
  - > New Roof Installed in 2016 with a 15-year transferable duralast manufacturer warranty



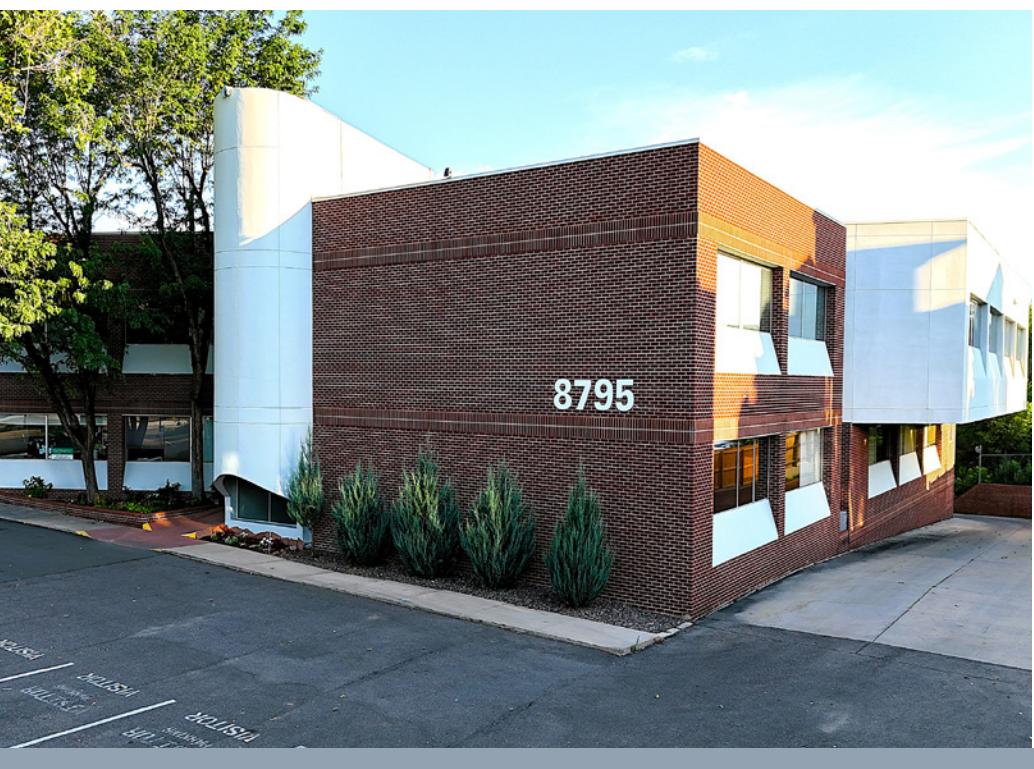
# LOCATION HIGHLIGHTS

1. High-Visibility Location with Direct Access from Ralston Road
2. Situated at the Intersection of Ralston Road (58th Avenue) and Estes Street, Between Kipling and Wadsworth.
3. Property Backs up to Scenic Ralston-Central Park with Mountain Views and Walking Trails
4. Just Minutes from Olde Town Arvada and the New Ralston Creek Retail and Dining Developments
5. Centrally Positioned in One of Arvada's Most Active Commercial Corridors









SECTION

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# PROPERTY FINANCIALS

Marcus & Millichap



# TENANT SUMMARY

As of January, 2026

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma		
				Comm.	Exp.				Rent Per Year	Changes on	Rent Increase
Zach Jaskinia - Momentus Chiropractic	100	1,271	5.0%	5/1/25	4/30/26	\$19.54	\$2,070	\$24,840	\$24,840		
Lease Process Financial Lending	101	635	2.5%	10/1/23	9/30/26	\$22.49	\$1,190	\$14,280	\$14,280		
Don Gardner- Gardner Paint	102	883	3.5%	12/1/25	11/30/28	\$20.93	\$1,540	\$18,480	\$18,480	Dec-2027	\$1,600
Mark Riegel DMD	103	880	3.4%	3/1/22	2/28/27	\$20.05	\$1,470	\$17,640	\$18,140	Mar-2026	\$1,520
Sacredinked	105	631	2.5%	12/15/25	12/31/26	\$22.35	\$1,175	\$14,100	\$14,100		
Angela Tijerina Esthetician	106	242	0.9%	4/15/25	4/30/26	\$24.79	\$500	\$6,000	\$6,000		
Jill Lubansky Psychological Assesment & Therapy	108	728	2.8%	1/1/25	12/31/27	\$21.02	\$1,275	\$15,300	\$15,300	Jan-2027	\$1,310
Judith Watts DBA Gravity Counseling LLC	110	655	2.6%	5/1/25	4/30/26	\$20.98	\$1,145	\$13,740	\$13,740		
Jolene Harrelson Family and Sex Therapy	113 A	258	1.0%	1/15/25	1/31/26	\$20.93	\$450	\$5,400	\$5,400		
AVAILABLE	113 B	191	0.7%			\$0.00	\$0	\$0	\$0	\$4,765	
The Lashing Room- Rebecca Solimando	113 C	352	1.4%	10/1/25	9/30/28	\$17.56	\$515	\$6,180	\$6,270	Oct-2026	\$545
Jen Cameron Marriage & Family Therapist	113 D	263	1.0%	12/1/25	11/30/27	\$25.52	\$560	\$6,720	\$6,730	Dec-2026	\$570
Ryan HVAC	113 E	350	1.4%	7/1/25	1/31/26	\$20.55	\$600	\$7,200	\$7,200		
Therapeutic Counseling	114 A	308	1.2%	7/7/25	1/31/26	\$19.46	\$500	\$6,000	\$6,000		
Agave Studio, Jessica Kirchberg Psychotherapist	114 B	255	1.0%	6/1/25	5/31/26	\$23.53	\$500	\$6,000	\$6,000		
Dawn King - Mindfulness Counseling	114 C	260	1.0%	3/1/25	2/29/28	\$21.69	\$470	\$5,640	\$6,240	Mar-2026	\$530
Innate Wisdom Psychiatry & Wellness	114 D	367	1.4%	5/1/25	4/30/26	\$26.16	\$800	\$9,600	\$9,600	Jan-1900	N/A

# TENANT SUMMARY

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma		Changes on	Rent Increase
				Comm.	Exp.				Rent Per Year	Changes on		
Elevation Wellness LLC	115	1,108	4.3%	1/15/25	1/31/27	\$15.70	\$1,450	\$17,400	\$17,895	Feb-2026	\$1,495	
Sonlight Health and Wellness	117	1,185	4.6%	12/1/25	12/31/26	\$19.95	\$1,970	\$23,640	\$23,640			
AeroFlow Healthcare	125	800	3.1%	1/1/26	12/31/26	\$19.31	\$1,287	\$15,444	\$15,444			
Barbara Saban LCSW	126	499	2.0%	3/1/24	2/28/29	\$20.20	\$840	\$10,080	\$10,330	Mar-2026	\$865	
Erica Bonham Avos Counseling	200 A	314	1.2%	4/1/25	3/31/27	\$25.22	\$660	\$7,920	\$11,880	Apr-2026	\$1,100	
Matthew Huffman/Huffman Surveying	200 B	327	1.3%	10/1/25	9/30/28	\$21.47	\$585	\$7,020	\$7,080	Oct-2026	\$605	
Natural Insights Counseling	200 C	382	1.5%	5/1/24	4/30/26	\$20.89	\$665	\$7,980	\$7,980			
Erica Bonham Avos Counseling	200 D	209	0.8%	4/1/25	3/31/27	\$22.97	\$400	\$4,800	\$4,800			
Elizabeth Schnell Massage Therapist	202 A	373	1.5%	6/1/24	5/31/26	\$16.73	\$520	\$6,240	\$6,240			
Kim Nilson Massage Therapist	202 B	260	1.0%	5/1/24	4/30/26	\$19.62	\$425	\$5,100	\$5,100			
Katie Hersom & Danielle Martinelli-Taylor	202 C (south)	302	1.2%	1/1/26	2/28/27	\$21.85	\$550	\$6,600	\$6,600			
Kayla Festa Marriage and Family Therapist	202 D (north)	227	0.9%	7/1/25	7/31/26	\$23.79	\$450	\$5,400	\$5,400			
AVAILABLE	204 A	207	0.8%			\$0.00	\$0	\$0	\$0			
Everyday Essentials LLC	204 B	227	0.9%	1/1/26	12/31/26	\$23.26	\$440	\$5,280	\$5,280			
AVAILABLE	204 C (south)	221	0.9%			\$0.00	\$0	\$0	\$0			
Andreas Skin Care LLC	204 D (north)	289	1.1%	6/1/23	5/31/26	\$25.54	\$615	\$7,380	\$7,380			
Robyn Fog	206	277	1.1%	5/1/25	MTM	\$17.33	\$400	\$4,800	\$4,800			
Sentry and Sanctuary Massage	208	181	0.7%	2/1/25	1/31/26	\$26.52	\$400	\$4,800	\$4,800			
Efco Forms	210	352	1.4%	8/1/23	7/31/26	\$21.65	\$635	\$7,620	\$7,620	Jan-1900	NA	

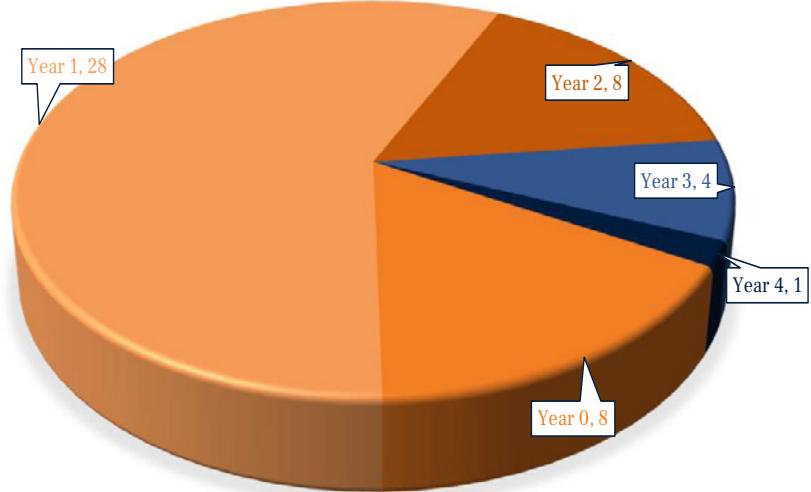
# TENANT SUMMARY

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma		
				Comm.	Exp.				Rent Per Year	Changes on	Rent Increase
Angelica Jackson DBA Denver Sex Therapy	212	531	2.1%	1/1/25	12/31/27	\$24.41	\$1,080	\$12,960	\$12,960	Jan-2027	\$1,100
Jeff Huitt Loren Sheets - DiscoverySoft Inc.	220 Int	411	1.6%	1/1/26	12/31/26	\$21.17	\$725	\$8,700	\$8,700		
Joseph Samudio Farmers insurance	225	1,468	5.7%	10/1/23	12/31/26	\$18.88	\$2,310	\$27,720	\$27,720		
Sidar Energy LLC	229	1,213	4.7%	2/15/25	2/28/26	\$17.31	\$1,750	\$21,000	\$21,000		
Brenden Buhl/Agency/American Family	231	265	1.0%	3/1/23	6/30/27	\$20.38	\$450	\$5,400	\$5,580	Jul-2026	\$480
Jeremy Eye- (OC20C) LLC Financial Investments	232	156	0.6%	12/1/25	11/30/26	\$34.62	\$450	\$5,400	\$5,400		
Tricia Mettler Somatic Therapy and Trauma Healing	234	145	0.6%	7/1/23	6/30/26	\$31.45	\$380	\$4,560	\$4,560		
Tricia Mettler Somatic Therapy and Trauma Healing	236	200	0.8%	7/1/23	6/30/26	\$15.00	\$250	\$3,000	\$3,000		
Henry Fiddler Musician	230	178	0.7%		MTM	\$20.22	\$300	\$3,600	\$3,600		
Wild Seed Medicine	228	161	0.6%	1/1/26	12/31/26	\$20.12	\$270	\$3,240	\$3,240		
Adrienne Fahey 2 FT 2 Health Reflex	238	172	0.7%	2/1/25	1/31/26	\$19.88	\$285	\$3,420	\$3,420		
Magnolia Healthcare	245	1,781	7.0%	5/1/25	4/30/26	\$18.19	\$2,700	\$32,400	\$32,400		
Wild Seed Medicine	226	171	0.7%	1/1/26	12/31/26	\$17.54	\$250	\$3,000	\$3,000		
Zoe Ministries	250	334	1.3%	8/1/23	7/31/26	\$17.07	\$475	\$5,700	\$5,700		
Alison Shea - Therapist Office	260	2,111	8.3%	12/1/23	11/30/26	\$19.61	\$3,450	\$41,400	\$41,400	Jan-2026	\$3,375
<b>Total</b>		<b>25,567</b>				<b>\$19.80</b>	<b>\$42,177</b>	<b>\$506,124</b>	<b>\$517,034</b>		
Occupied Tenants: 48				Unoccupied Tenants: 3		Occupied Rentable SF: 97.60%		Unoccupied Rentable SF: 2.40%			
				Total Current Rents: \$512,269		Occupied Current Rents: \$512,269		Unoccupied Current Rents: \$0			

AVAILABLE units are leased up on a proforma basis at \$24.95/SF/Year.

# LEASE EXPIRATION SUMMARY

## LEASE EXPIRATION SUMMARY



Year	Tenant	SF	%of RBA	2026 Rent	Expiration
0	AVAILABLE	191	0.75%	\$0.00	
	AVAILABLE	207	0.81%	\$0.00	
	AVAILABLE	221	0.86%	\$0.00	
	Jolene Harrelson Family and Sex Therapy	258	1.01%	\$20.93	
	Ryan HVAC	350	1.37%	\$20.55	
	Therapeutic Counseling	308	1.21%	\$19.46	
	Sentry and Sanctuary Massage	181	0.71%	\$26.52	
	Adrienne Fahey 2 FT 2 Health Reflex	172	0.67%	\$19.88	
1	Sidar Energy LLC	1,213	4.74%	\$17.31	2/28/2026
	Zach Jaskinia - Momentus Chiropractic	1,271	4.97%	\$19.54	4/30/2026
	Angela Tijerina Esthetician	242	0.95%	\$24.79	4/30/2026
	Judith Watts DBA Gravity Counseling LLC	655	2.56%	\$20.98	4/30/2026
	Innate Wisdom Psychiatry & Wellness	367	1.44%	\$26.16	4/30/2026
	Natural Insights Counseling	382	1.49%	\$20.89	4/30/2026
	Kim Nilson Massage Therapist	260	1.02%	\$19.62	4/30/2026

Magnolia Healthcare	1,781	6.97%	\$18.19	4/30/2026	
Agave Studio, Jessica Kirchberg Psychotherapist	255	1.00%	\$23.53	5/31/2026	
Elizabeth Schnell Massage Therapist	373	1.46%	\$16.73	5/31/2026	
Andreas Skin Care LLC	289	1.13%	\$25.54	5/31/2026	
Tricia Mettler Somatic Therapy and Trauma Healin	145	0.57%	\$31.45	6/30/2026	
Tricia Mettler Somatic Therapy and Trauma Healin	200	0.78%	\$15.00	6/30/2026	
Kayla Festa Marriage and Family Therapist	227	0.89%	\$23.79	7/31/2026	
Efco Forms	352	1.38%	\$21.65	7/31/2026	
Zoe Ministries	334	1.31%	\$17.07	7/31/2026	
Lease Process Financial Lending	635	2.48%	\$22.49	9/30/2026	
Jeremy Eye- (OC20C) LLC Financial Investments	156	0.61%	\$34.62	11/30/2026	
Alison Shea - Therapist Office	2,111	8.26%	\$19.61	11/30/2026	
Sacredinked	631	2.47%	\$22.35	12/31/2026	
Sonlight Health and Wellness	1,185	4.63%	\$19.95	12/31/2026	
AeroFlow Healthcare	800	3.13%	\$19.31	12/31/2026	
Everyday Essentials LLC	227	0.89%	\$23.26	12/31/2026	
Jeff Huitt Loren Sheets - DiscoverySoft Inc.	411	1.61%	\$21.17	12/31/2026	
Joseph Samudio Farmers insurance	1,468	5.74%	\$18.88	12/31/2026	
Wild Seed Medicine	161	0.63%	\$20.12	12/31/2026	
Wild Seed Medicine	171	0.67%	\$17.54	12/31/2026	
Elevation Wellness LLC	1,108	4.33%	\$15.70	1/31/2027	
2	Mark Riegel DMD	880	3.44%	\$20.05	2/28/2027
	Katie Hersom & Danielle Martinelli-Taylor	302	1.18%	\$21.85	2/28/2027
	Erica Bonham Avos Counseling	314	1.23%	\$25.22	3/31/2027
	Erica Bonham Avos Counseling	209	0.82%	\$22.97	3/31/2027
	Brenden Buhl/Agency/American Family	265	1.04%	\$20.38	6/30/2027
	Jen Cameron Marriage & Family Therapist	263	1.03%	\$25.52	11/30/2027
	Jill Lubansky Psychological Assesment & Therapy	728	2.85%	\$21.02	12/31/2027
	Angelica Jackson DBA Denver Sex Therapy	531	2.08%	\$24.41	12/31/2027
3	Dawn King - Mindfulness Counseling	260	1.02%	\$21.69	2/29/2028
	The Lashing Room- Rebecca Solimando	352	1.38%	\$17.56	9/30/2028
	Matthew Huffman/Huffman Surveying	327	1.28%	\$21.47	9/30/2028
	Don Gardner- Gardner Paint	883	3.45%	\$20.93	11/30/2028

# OPERATING STATEMENT

INCOME	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	512,269	20.04	517,034	20.22
Total Reimbursement Income	\$0	0.0%	\$0	0.0%
Other Income		0.00		0.00
Internet Income	4,800	0.19	4,800	0.19
Storage Income	2,760	0.11	2,760	0.11
Signage Income	7,440	0.29	7,440	0.29
Parking Income	11,040	0.43	11,040	0.43
Potential Gross Revenue	538,309	21.05	543,074	21.24
General Vacancy	(10,766)	2.0%	(10,861)	2.0%
Effective Gross Revenue	\$527,543	\$20.63	\$532,213	\$20.82
OPERATING EXPENSES	Current	Per SF	Pro Forma	Per SF
Electrical	8,000	0.31	8,240	0.32
Janitorial, Parking, Landscaping	30,000	1.17	30,900	1.21
Utilities	42,000	1.64	43,260	1.69
Painting and Carpet	5,000	0.20	5,150	0.20
Plumbing	3,000	0.12	3,090	0.12
Trash Removal	2,500	0.10	2,575	0.10
HVAC	5,000	0.20	5,150	0.20
Supplies - Cleaning and Other	9,000	0.35	9,270	0.36
Snow Removal	7,000	0.27	7,210	0.28
Internet	8,000	0.31	8,000	0.31
Insurance	12,000	0.47	12,360	0.48
Real Estate Taxes	65,000	2.54	65,000	2.54
Management Fee	26,377	5.0%	26,611	5.0%
Total Expenses	\$222,877	\$8.72	\$226,816	\$8.87
Expenses as % of EGR	42.2%		42.6%	
Net Operating Income	\$304,666	\$11.92	\$305,397	\$11.94

# PRICING DETAILS

## SUMMARY

Price	\$3,400,000
Down Payment	\$1,190,000
Down Payment %	35%
Number of Suites	51
Price Per SqFt	\$132.98
Rentable Built Area (RBA)	25,567 SF
Lot Size	1.07 Acres
Year Built	1974
Occupancy	97.58%

RETURNS	Current	Pro Forma
CAP Rate	8.96%	8.98%
Cash-on-Cash	9.49%	9.56%
Debt Coverage Ratio	1.59	1.59

Financing	1st Loan
Loan Amount	\$2,210,000
Loan Type	New
Interest Rate	7.25%
Amortization	25 Years
Year Due	2030

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

## OPERATING DATA

INCOME	Current	Pro Forma
Scheduled Base Rental Income	\$512,269	\$517,034
Total Reimbursement Income	0.0%	\$0
Other Income	\$21,240	\$21,240
Potential Gross Revenue	\$538,309	\$543,074
General Vacancy	2.0%	(\$10,766)
Effective Gross Revenue	\$527,543	\$532,213
Less: Operating Expenses	42.2%	(\$222,877)
Net Operating Income	\$304,666	\$305,397
Cash Flow	\$304,666	\$305,397
Debt Service		(\$191,688)
Net Cash Flow After Debt Service	9.49%	\$112,977
Principal Reduction		\$32,530
Total Return	12.23%	\$145,508
	12.49%	\$148,678

OPERATING EXPENSES	Current	Pro Forma
CAM	\$119,500	\$122,845
Insurance	\$12,000	\$12,360
Real Estate Taxes	\$65,000	\$65,000
Management Fee	\$26,377	\$26,611
Total Expenses	\$222,877	\$226,816
Expenses/Suite	\$4,370	\$4,447
Expenses/SF	\$8.72	\$8.87



SECTION

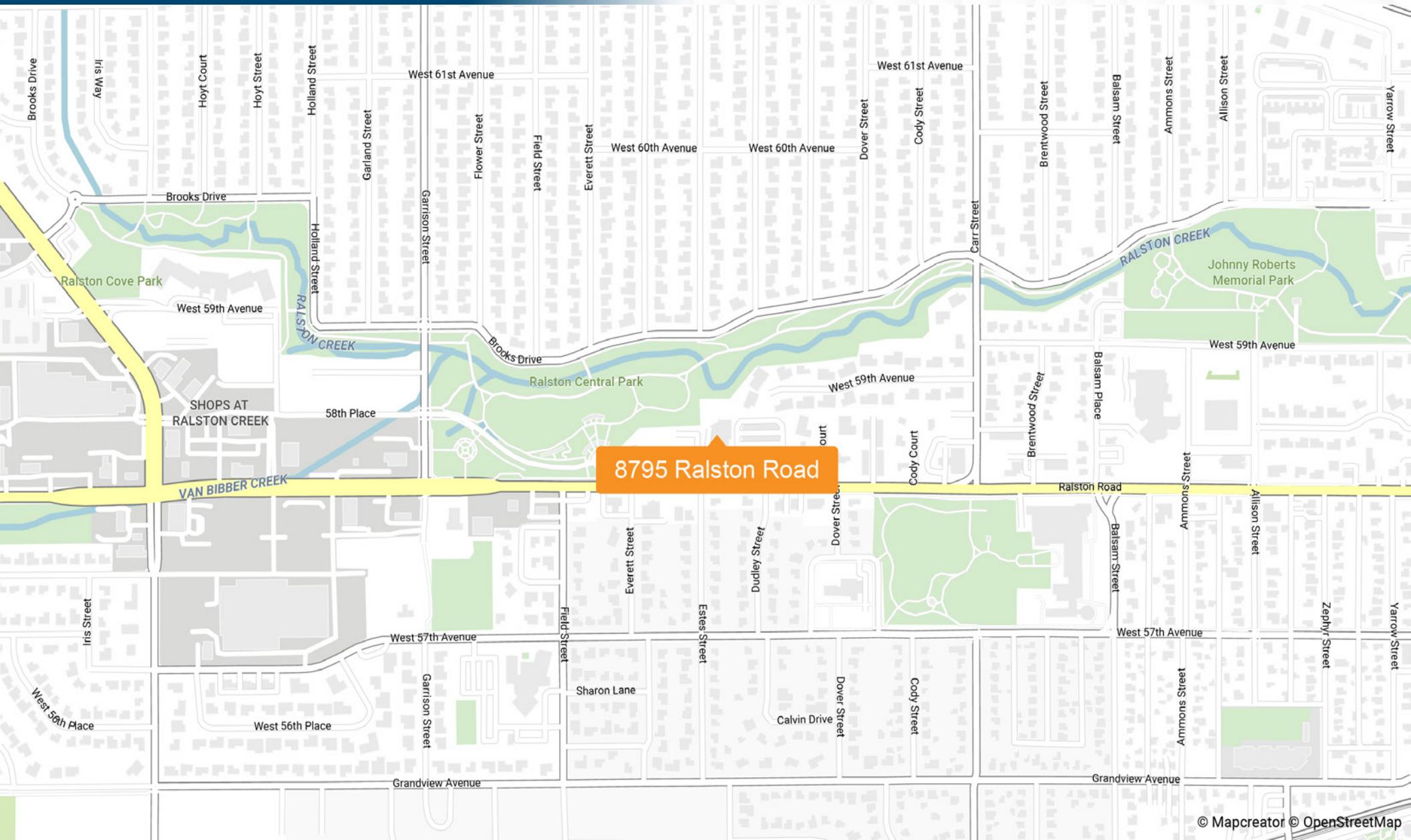
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## STRATEGIC LOCATION

Marcus & Millichap  
THE KRAMER GROUP



# LOCAL MAP



# REGIONAL MAP



# RETAILER MAP





# MARKET OVERVIEW

## ARVADA, CO

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The investment property is located in Arvada, a major suburb within the Denver- Aurora- Lakewood metro and a promising target for office investment. Over 311,000 residents live within a five-mile radius of the property, and that population is expected to grow by 2.4 percent over the next five years. Notably, that growing population is highly educated, with over 50 percent of those residents having obtained a bachelor's degree or higher. This talented employment base has attracted multiple companies in the technology, healthcare, retail and government sectors. Major employers in the area include the Sundyne Corporation, the City of Arvada and the Jefferson County School District. Recent projects have accelerated the city's economic development, including the revitalization of the historic Olde Town district and the opening of the Gold Line commuter light rail system that connects the suburb to Denver's downtown district. Overall, the presence of a highly educated talent pool, direct access to downtown and the new light rail expansion enhances Arvada's appeal as a center for business development.

### HIGHLIGHTS:

- Direct Access to Denver Metro via Interstate 70 and U.S. Route 95
- Renovated Olde Town District and New Light Rail Increase Walkability and Appeal
- Over 50 Percent of Residents Have Bachelor's Degree or Higher
- City Recognized as a Top Workplace in Colorado by Denver Post

# ARVADA, CO

## DEMOGRAPHICS

**14,537**

2024 POPULATION  
WITHIN 1 MILE

**103,766**

2024 POPULATION  
WITHIN 3 MILES

**284,136**

2024 POPULATION  
WITHIN 5 MILES

**37**

MEDIAN AGE  
WITHIN 1 MILE

**\$97,458**

AVERAGE HOUSEHOLD  
INCOME WITHIN 1 MILE

**\$113,287**

AVERAGE HOUSEHOLD  
INCOME WITHIN 3 MILES

**8,661**

2024 TOTAL HOUSEHOLDS  
WITHIN 1 MILE

**49,451**

2024 TOTAL HOUSEHOLDS  
WITHIN 3 MILES

**2.3**

AVERAGE HOUSEHOLD  
SIZE WITHIN 1 MILE

# PARK CENTER OFFICE

8795 RALSTON RD, ARVADA, CO 80002

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