

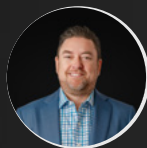
7991

VANCE DR UNIT A

ARVADA · CO

MEDICAL OFFICE CONDO FOR SALE

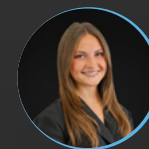
navpoint
REAL ESTATE GROUP



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PROPERTY OVERVIEW

Property Address	7991 Vance Dr, Unit A, Arvada, CO 80003
Property Type	Office, Special Use
Sale Price	\$1,725,000
Building Size	3,141 SF
Parking Ratio	4.5/1000
Zoning	<u>MX-U Arvada</u>
Year Built	2018
Parcel #	29-351-03-019



PROPERTY HIGHLIGHTS

- Rare Medical Office Condo For Sale
- High End Finishes Throughout
- Efficient Dental Layout with Lab, Reception, Break, Laundry Hookups & More
- Beautifully Landscaped Offering Great Curb Appeal
- Abundance of Parking
- Nearby Many Amenities such as Grocery, Restaurants & Retail
- **CS 9600 CBCT Scanner Included (estimated \$130,000 value)**



PROPERTY FLOORPLAN



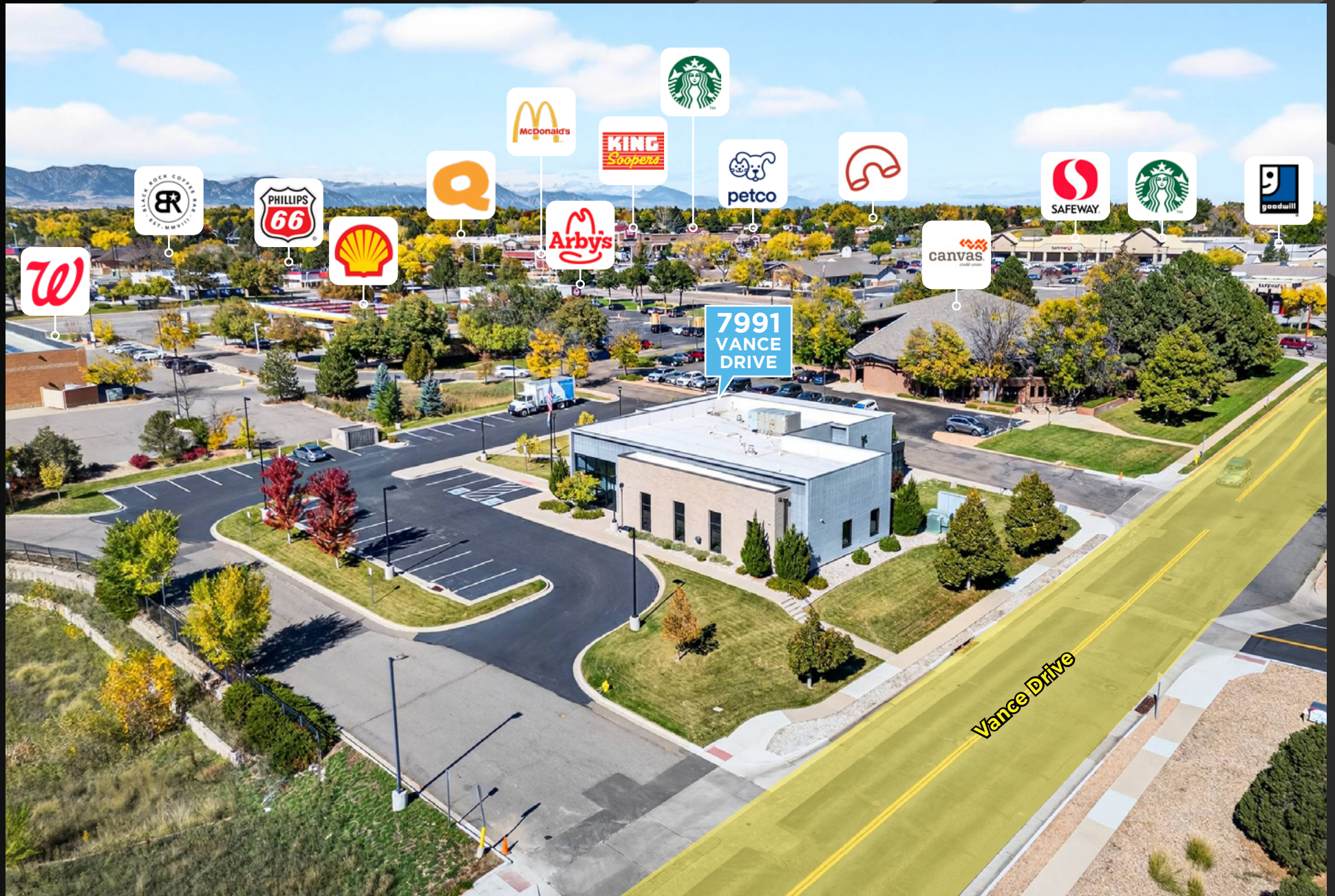
INTERIOR PHOTOS



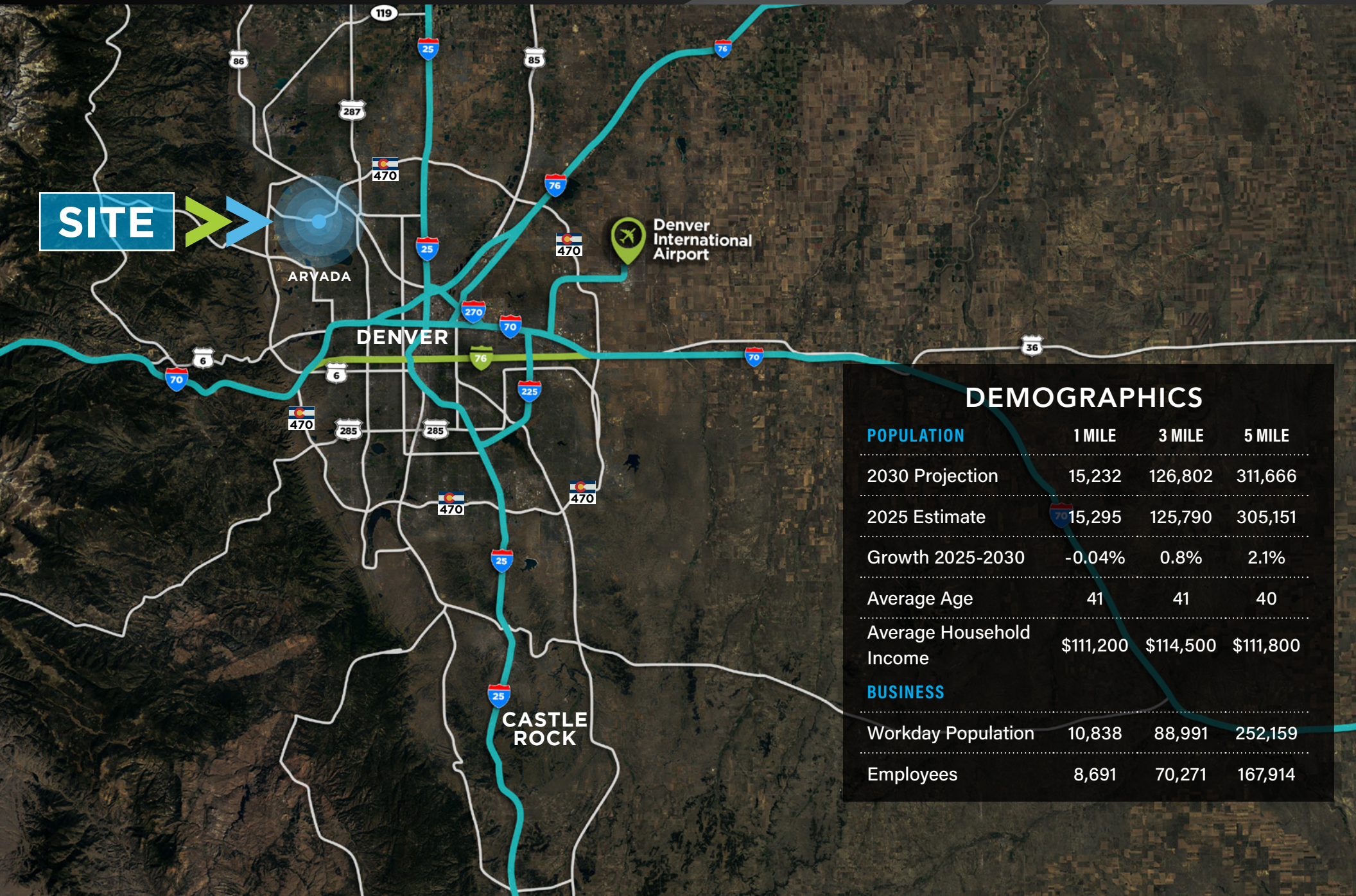
EXTERIOR PHOTOS



NEARBY RETAIL



PROPERTY OVERVIEW



DEMOGRAPHICS			
POPULATION	1 MILE	3 MILE	5 MILE
2030 Projection	15,232	126,802	311,666
2025 Estimate	15,295	125,790	305,151
Growth 2025-2030	-0.04%	0.8%	2.1%
Average Age	41	41	40
Average Household Income	\$111,200	\$114,500	\$111,800
BUSINESS			
Workday Population	10,838	88,991	252,159
Employees	8,691	70,271	167,914

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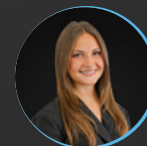
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