

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

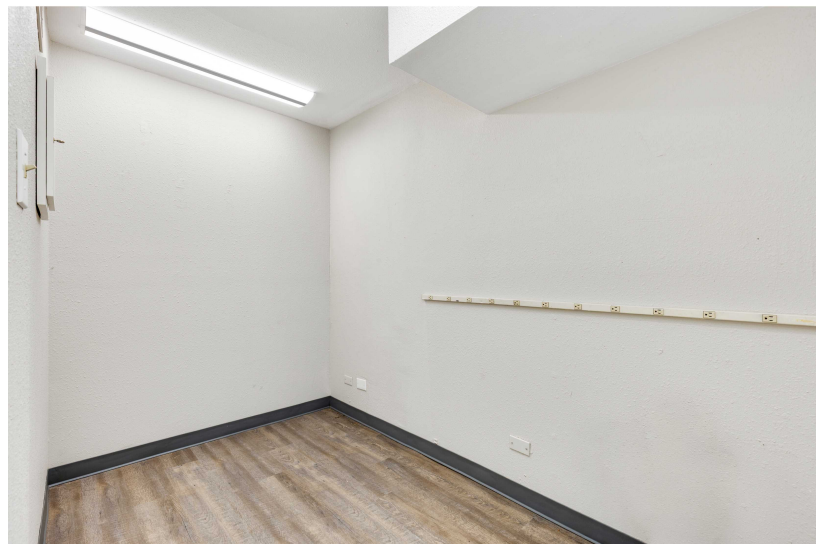
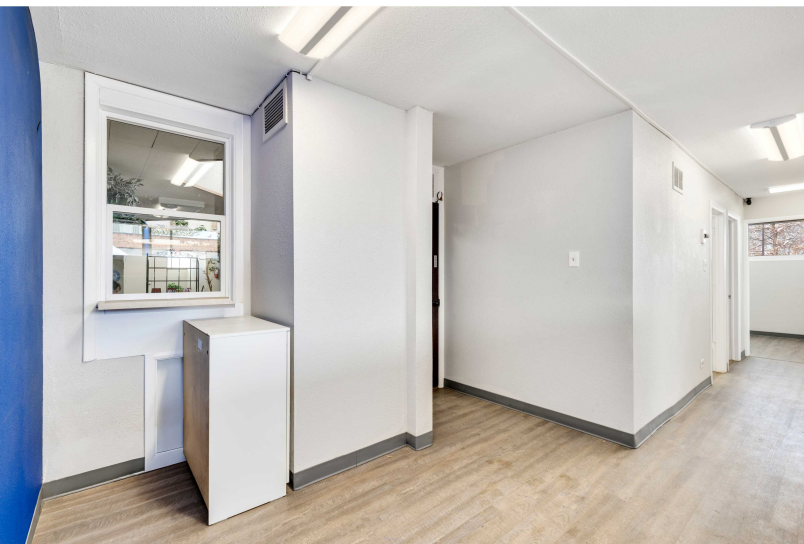


Available Spaces

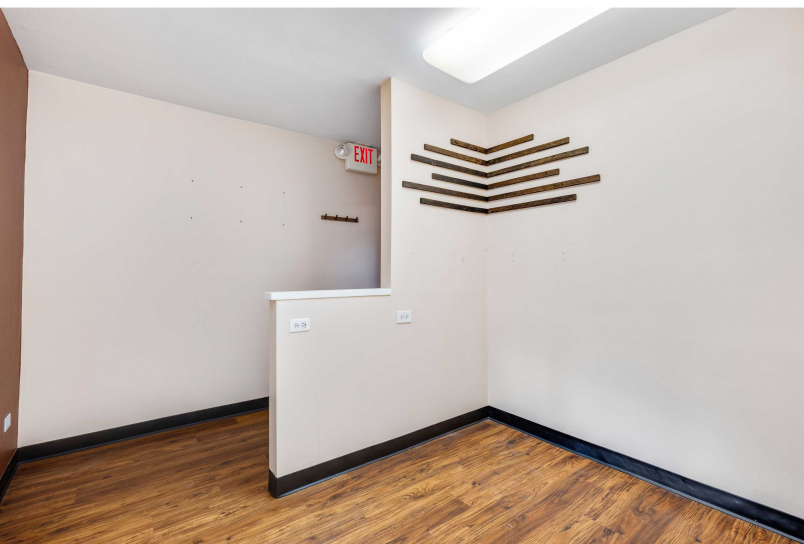
Space	Size	Term	Rate	Space Use	Condition	Available
200	405		\$24.00 /sf/mo	Medical/Office	Move In Ready	12/01/2025
201	980		\$24.00 /sf/mo	Medical/Office	Move In Ready	12/01/2025



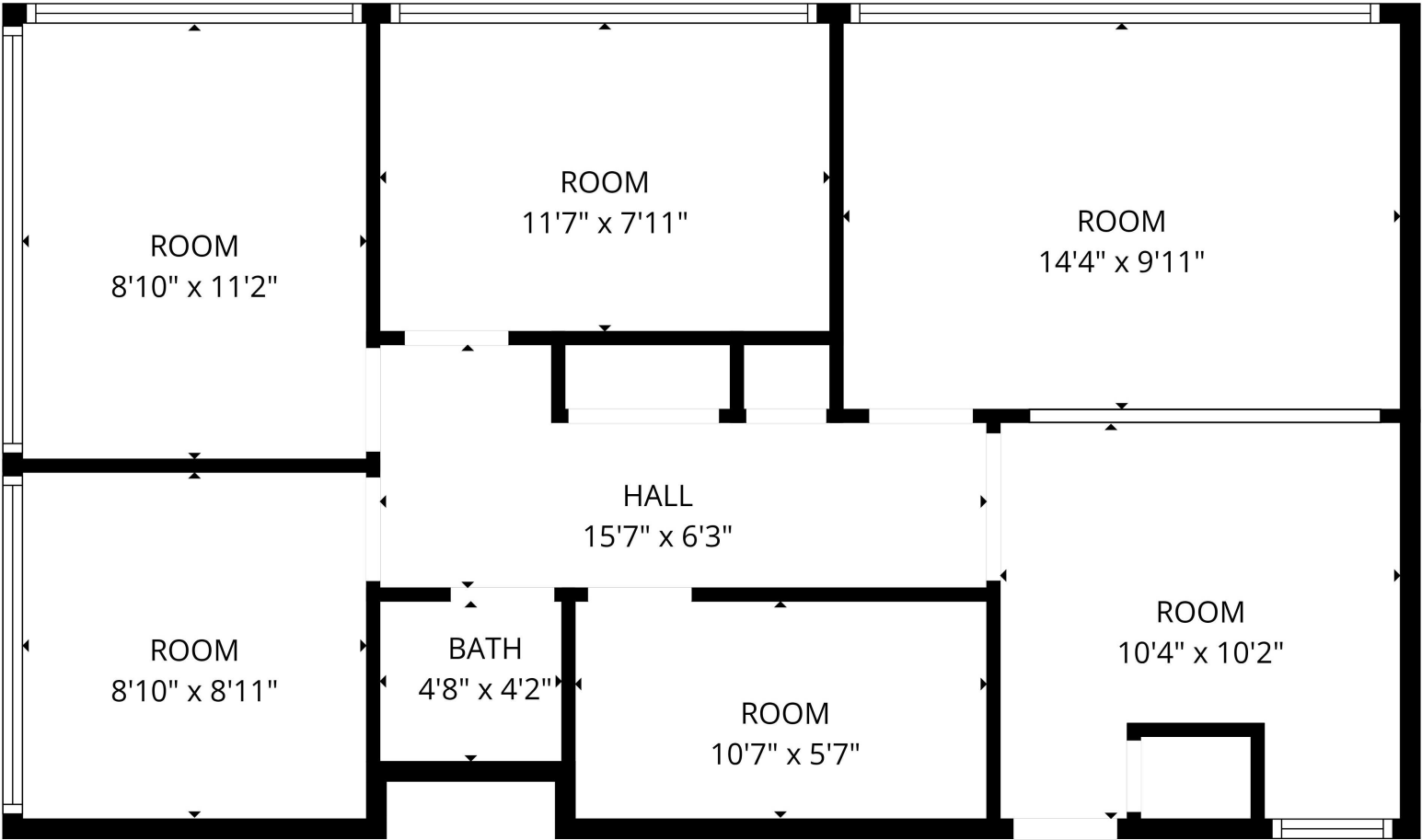
PROPERTY PHOTOS



SUITE # 201 FLOOR PLAN

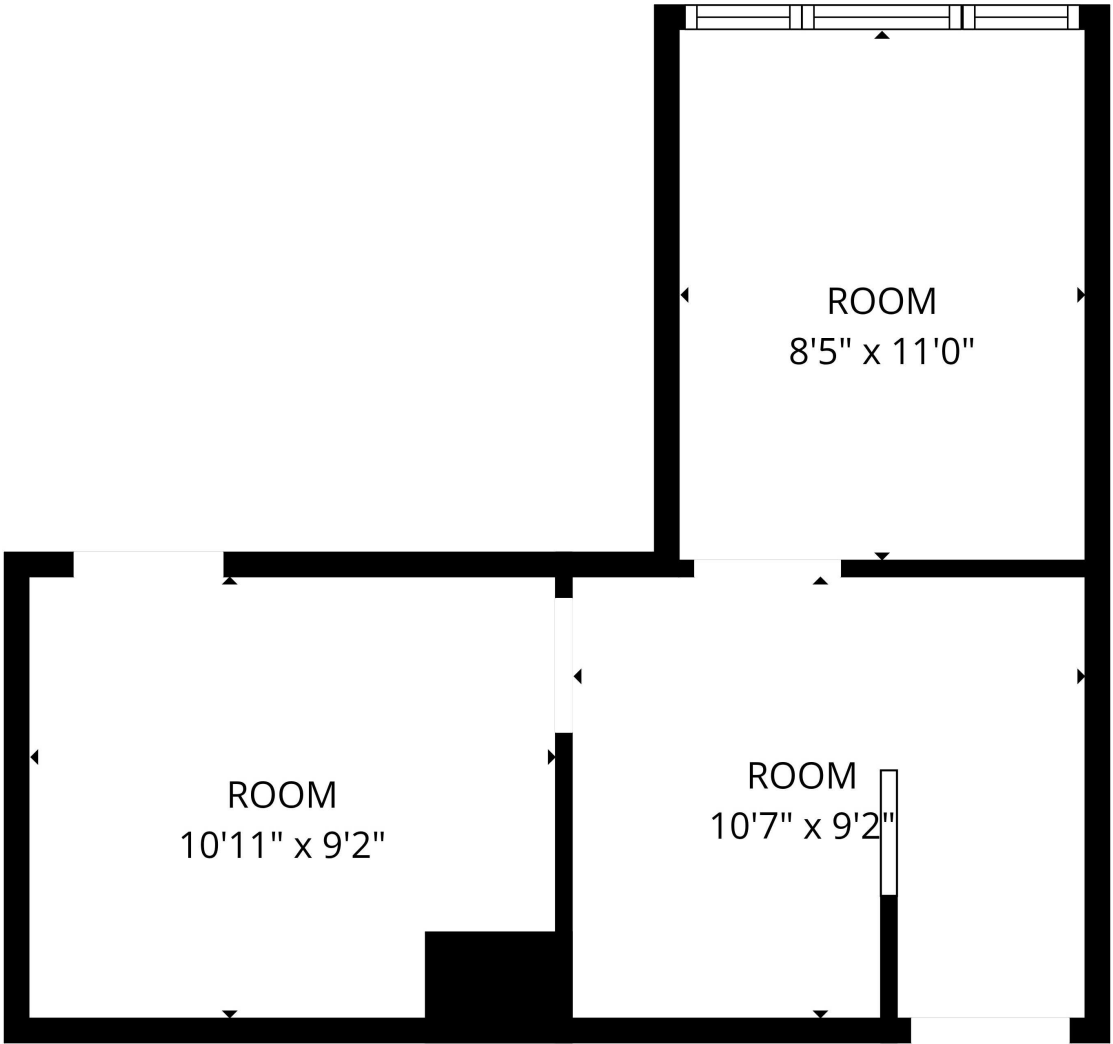


SUITE # 200 FLOOR PLAN

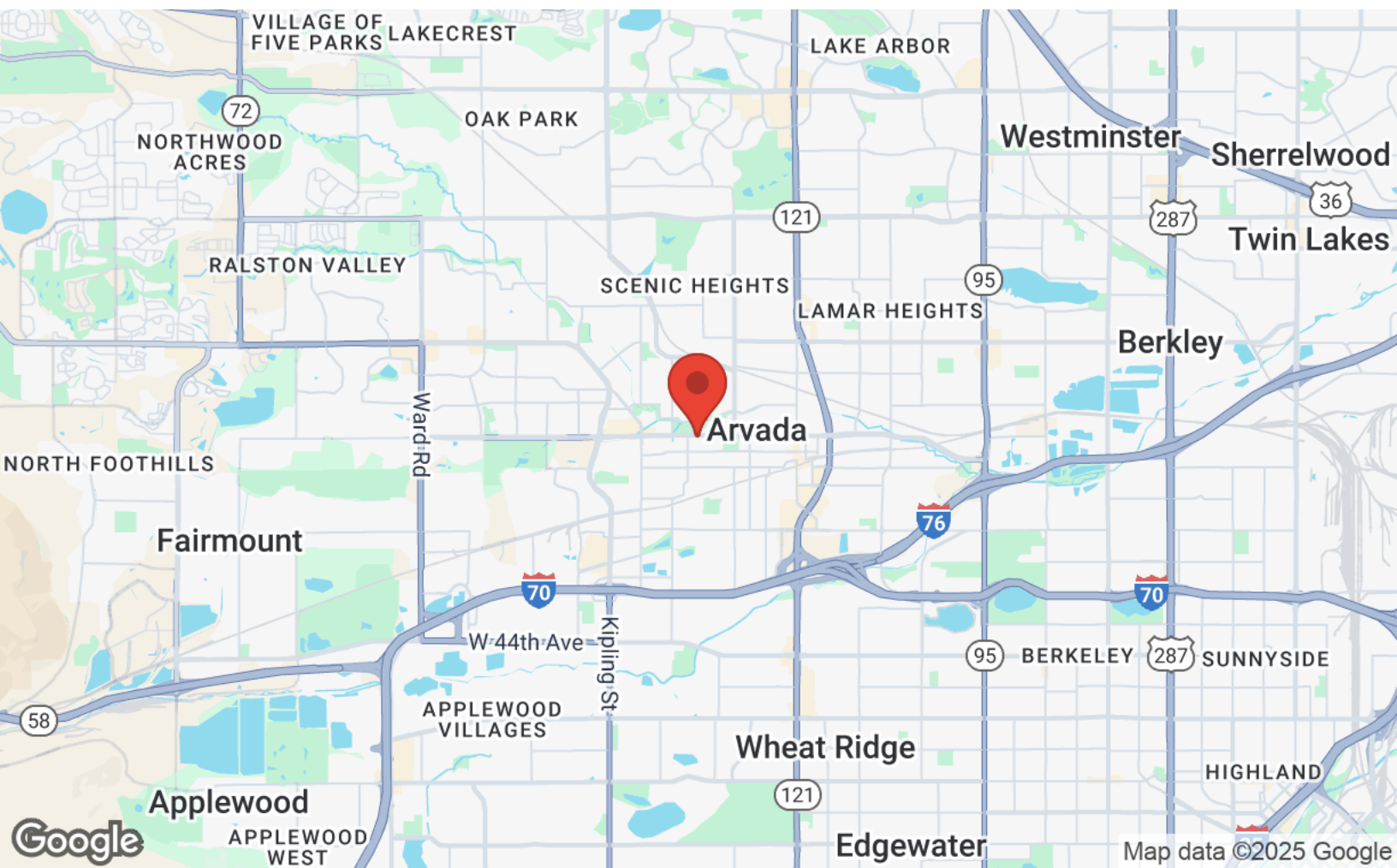
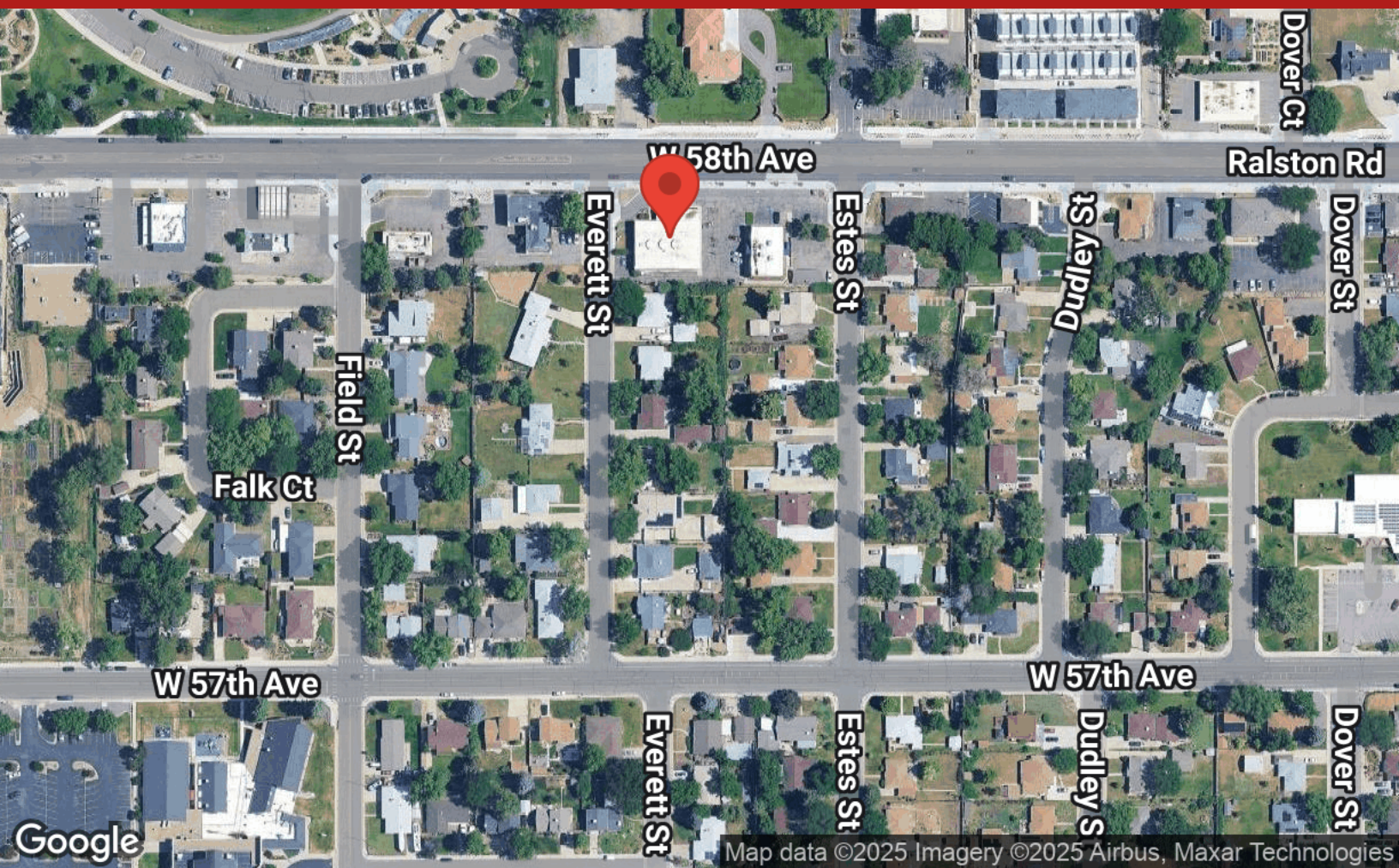


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

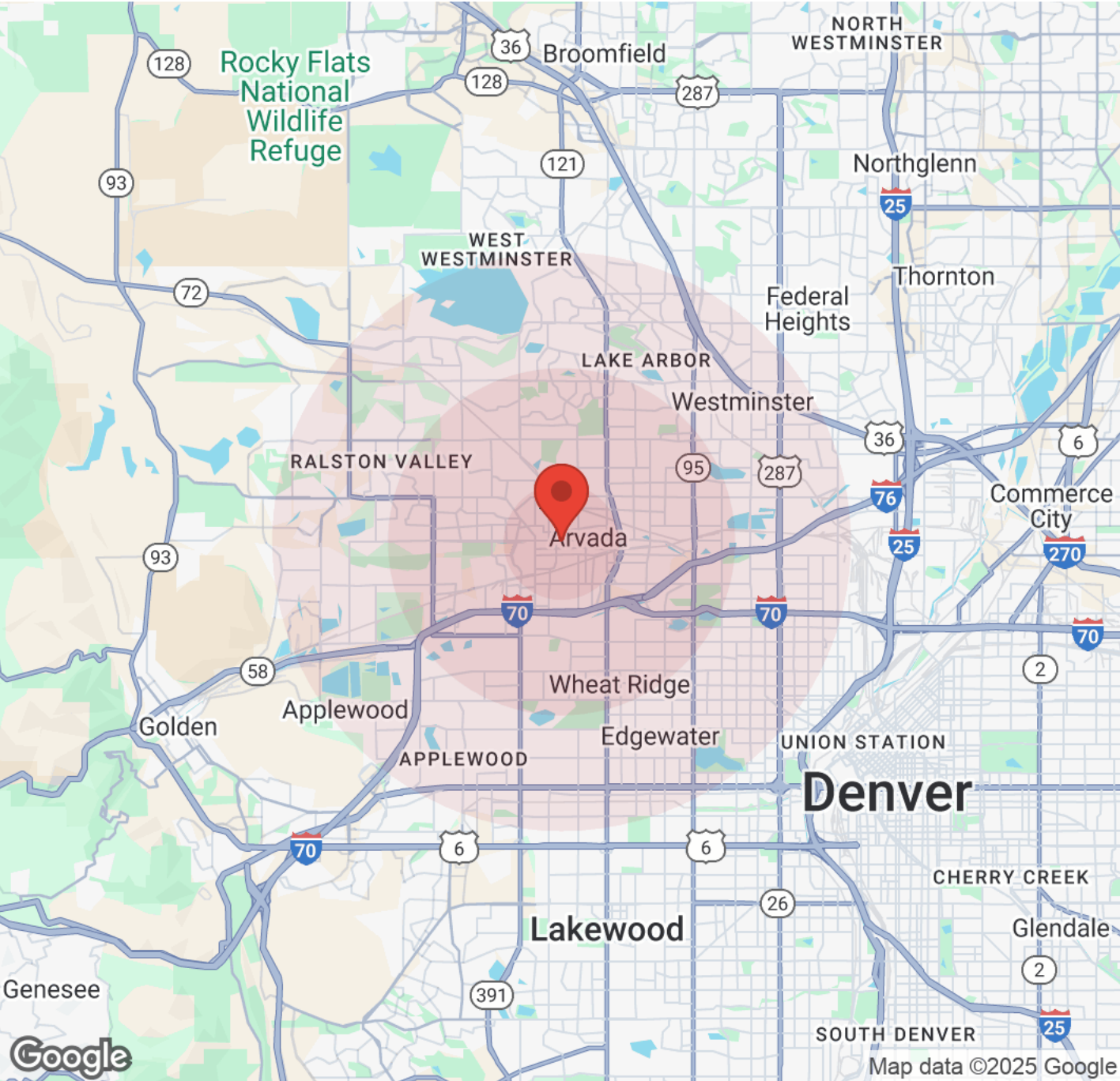
SUITE # 201 FLOOR PLAN



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

