

# Arvada Medical Center



CONFIDENTIAL OFFERING MEMORANDUM  
8850 RALSTON RD, ARVADA, CO 80002



PRESENTED BY:



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# Arvada Medical Center



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# EXECUTIVE SUMMARY

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Arvada Medical Center, located at 8850 Ralston Road, is a cohesive, multi-tenant medical office building offering an exceptional opportunity for both an owner-user or an investor.

Positioned along the highly trafficked and recently improved Ralston Road corridor in Arvada, the property benefits from strong visibility, convenient access, and proximity to surrounding residential neighborhoods.

Currently **84.5% occupied**, the building provides:

- Immediate in-place income
- Upside through lease-up of the remaining vacancy
- Upside through raising rents to market rates
- The ability for an owner-user to occupy space while collecting rental income
- A clear value-add path for an investor seeking stabilized medical office product

Whether you're looking to establish your practice in a well-located medical corridor or acquire a stable asset with future upside, Arvada Medical Center presents a compelling opportunity in a desirable submarket.

## PROPERTY DESCRIPTION

<b>PRICE:</b>	<b>\$1,150,000</b>
<b>PRICE PER SF:</b>	<b>\$116.47</b>
<b>BUILDING TYPE:</b>	MEDICAL OFFICE
<b>TOTAL BUILDING SIZE (COUNTY)</b>	9,874 SF
<b>LOT SIZE:</b>	24,691 SF
<b>LEASEABLE BUILDING SIZE:</b>	8,924
<b>UNITS:</b>	11
<b>YOC:</b>	1963/RENOVATED 2024
<b>CONSTRUCTION TYPE:</b>	MASONRY

# PROPERTY HIGHLIGHTS

THE PROPERTY OFFERS GREAT VISIBILITY ALONG RALSTON ROAD – THE MAJOR THOROUGHFARE FOR THE SUBMARKET – WITH OVER 23,000 VEHICLES PER DAY AND IS LOCATED LESS THAN A MILE FROM OLDE TOWN ARVADA

RECENT INFRASTRUCTURE HIGHLIGHT: THE CORRIDOR WIDE UPGRADE OF RALSTON ROAD (BETWEEN UPHAM AND YUKON / YUKON AND GARRISON) WAS COMPLETED IN 2024 AT A TOTAL COST OF APPROXIMATELY \$22.6 MILLION, SIGNIFICANTLY IMPROVING TRAFFIC FLOW AND STREETScape ALONG THE MAJOR THOROUGHFARE FOR THE SUBMARKET

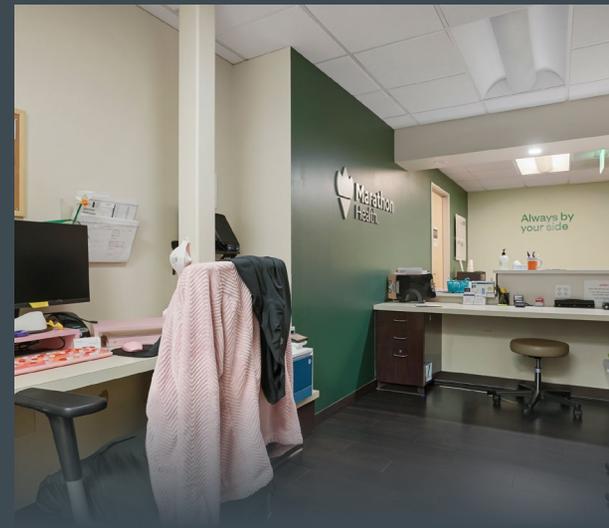
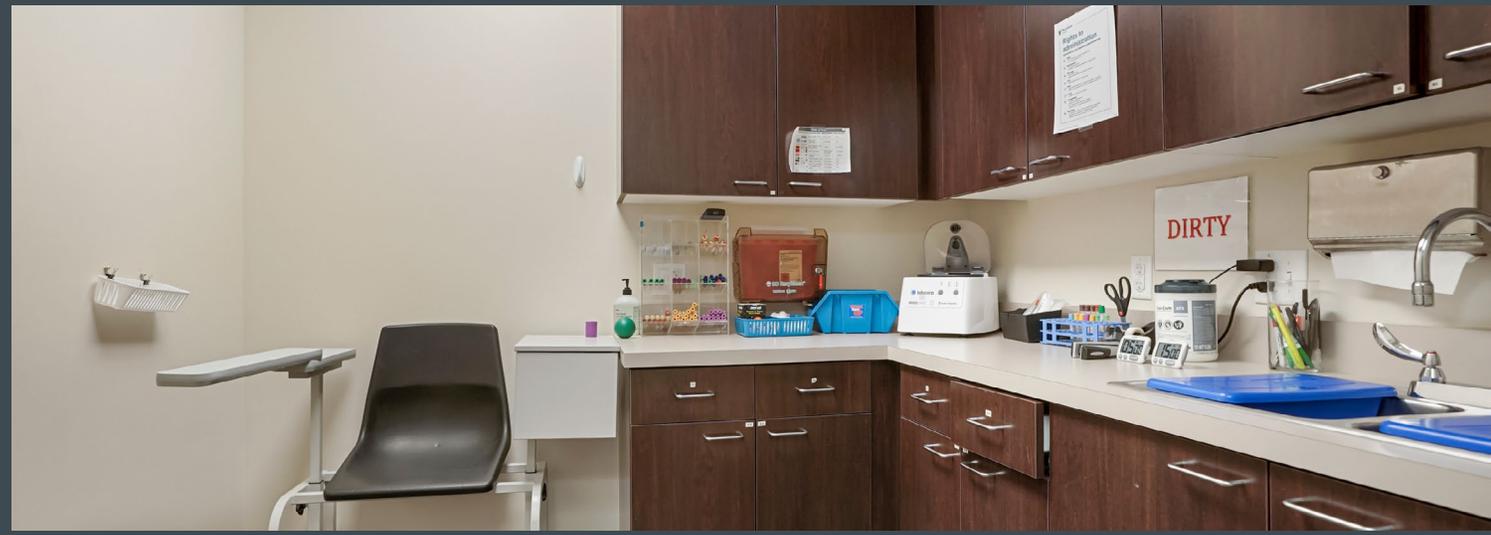
LOT INCLUDES FULL BLOCK FRONTAGE – FROM EVERETT TO ESTES

THE PROPERTY FEATURES NEW TENANT SIGNAGE (2026), UPDATED COMMON AREA FLOORING, A RECENTLY REPLACED CHILLER (2024), AND REFRESHED LANDSCAPING ON THE WEST SIDE OF THE BUILDING

THE PROPERTY FEATURES MOSTLY SMALLER SUITES, AVERAGE OF 811 SF, THE LARGEST BEING 2,225 SF

THE MAJORITY OF THE LOWER-LEVEL SUITES HAVE LEASE TERMS THROUGH 2028

THE BUILDING HAS ADA ACCESSIBILITY TO BOTH LEVELS VIA A REAR RAMP FOR THE LOWER LEVEL AND A STAIRWAY MOUNTED LIFT IN THE FRONT TO ACCESS BOTH LEVELS





# FINANCIAL ANALYSIS

# RENT ROLL

<i>Tenant Name</i>	<i>Term</i>	<i>Unit</i>	<i>SqFt</i>	<i>Lease Rate</i>	<i>Annual Rent</i>	<i>Lease Type</i>	<i>Proforma Lease Rate</i>	<i>Proforma Annual Rent</i>
Dreg Collective Inc	Nov-2024 to Oct-2027	100-A	473	\$19.58	\$9,261	Gross	\$23.00	\$10,879
Funhouse Designs	Apr-2025 to Mar-2028	100-B	348	\$19.38	\$6,744	Gross	\$23.00	\$8,004
Paladina Health LLC	Sep-2024 to Dec-2028	101 & 102	1,754	\$20.69	\$36,286	Gross	\$23.00	\$40,342
Waters, Gregory	Jul-2025 to Jun-2028	104	2,225	\$21.42	\$47,665	Gross	\$23.00	\$51,175
Studio Thirteen LLC	Sep-2024 to Aug-2026	200-B	775	\$18.00	\$13,951	Gross	\$22.00	\$17,050
Better Brain Vision Therapy PLLC	Mar-2025 to Feb-2027	202	736	\$20.04	\$14,750	Gross	\$22.00	\$16,192
Blake Cremation Services	Nov-2024 to Oct-2027	203	493	\$18.71	\$9,223	Gross	\$22.00	\$10,846
Transformation Massage	Jul-2024 to Jun-2026	204	174	\$12.80	\$2,227	Gross	\$22.00	\$3,828
Berman, David	Dec-2024 to Month-to-Month	205	561	\$16.36	\$9,178	Gross	\$22.00	\$12,342
Vacant	Proforma	200	980	\$0.00	\$0	Gross	\$22.00	\$21,560
Vacant	Proforma	201	405	\$0.00	\$0	Gross	\$22.00	\$8,910
<b>TOTAL/AVERAGE</b>		<b>11</b>	<b>8,924</b>	<b>\$16.73</b>	<b>\$149,285</b>			<b>\$201,128</b>



# OPERATING EXPENSES

<b>Operating Expenses</b>	<b>Year 1</b>
Cleaning & Maintenance	-18,485
Insurance	-5,749
Management Fees	-9,057
Property Taxes	-30,255
Utilities	-33,755
Other	-223
Grounds R&M	-6,082
Building R&M	-1,632
<b>TOTAL OPERATING EXPENSES</b>	<b>-105,238</b>
<i>Operating Expenses per SF</i>	<i>-11.79</i>





## LOCATION OVERVIEW

# AERIAL MAP



ARVADA WEST HIGH SCHOOL

RALSTON ROAD

WADSWORTH BLVD



RALSTON CREEK REDEVELOPMENT

RALSTON ROAD



OLDE TOWN ARVADA LIGHT RAIL STATION

OLDE TOWN ARVADA

Arvada Medical Center

LUTZ FIELDS STENGER COMPLEX



KIPLING PARKWAY



ARVADA MARKET PLACE



LIGHT RAIL



# ARVADA, CO

## MARKET OVERVIEW

Arvada is one of metro Denver's most established communities, with a population of roughly 120,000+ residents, positioned between the Rocky Mountain foothills and downtown Denver. Known for its strong neighborhood character and small-town feel, the city blends historic charm with modern growth, anchored by the revitalized Olde Town Arvada, a vibrant district of shops, restaurants, breweries, and community spaces. Arvada offers exceptional outdoor access, with extensive parks, open space, and trail systems connecting residents to Clear Creek, Standley Lake, and surrounding foothills. Transit connectivity is supported by the RTD G Line, providing direct rail service to downtown Denver and Denver Union Station. The city's workforce is largely professional and highly educated, supported by strong regional employers, quality schools, and a stable economic base. With its blend of historic identity, transit access, outdoor amenities, and proximity to both Denver's urban core and Colorado's mountain recreation, Arvada delivers a balanced, livable, and highly desirable Front Range lifestyle.

# 122,000

POPULATION (2025)

# \$144,000

AVERAGE HHI

# 40.2

MEDIAN AGE

## TOP SECTORS



BUSINESS & TECHNICAL



HEALTHCARE



RETAIL TRADE



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