

OFFICE FOR SALE

8790 RALSTON ROAD, ARVADA



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PRESENTED BY:



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BUILDING OVERVIEW

Building Size: 2,436sf

Lot Size: 9,668sf

Year Built: 1960

List Price: \$550,000

Zoning: MX-N

Parking: 10 Off Street

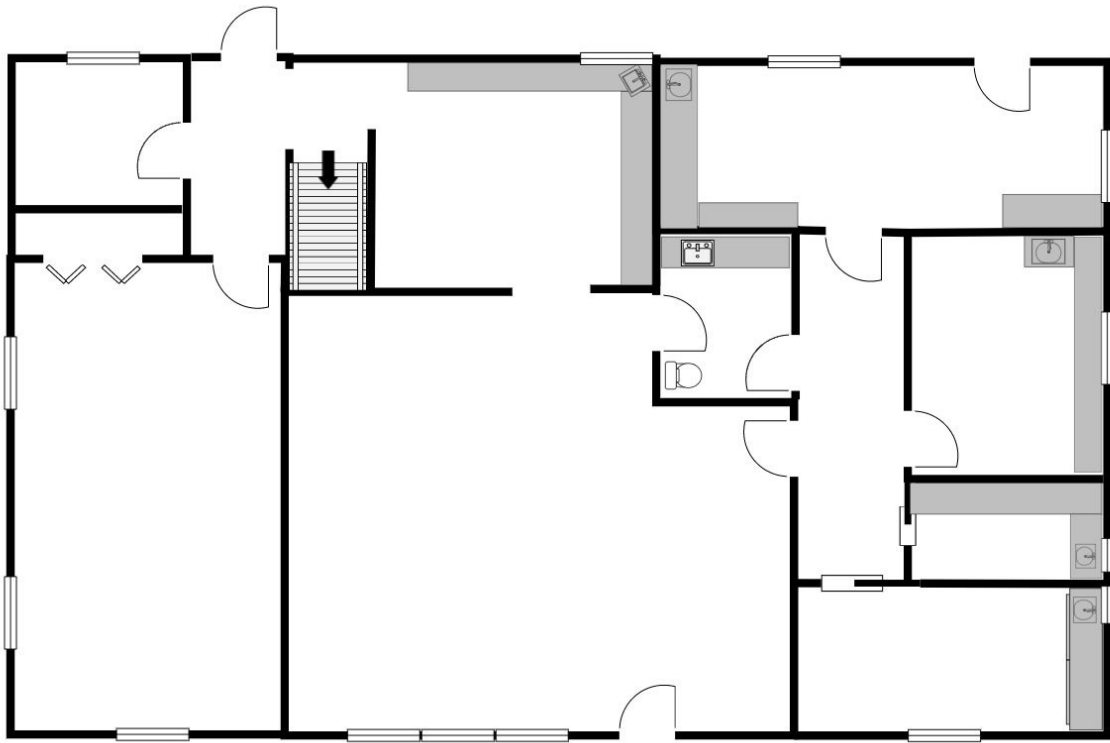


PROPERTY HIGHLIGHTS

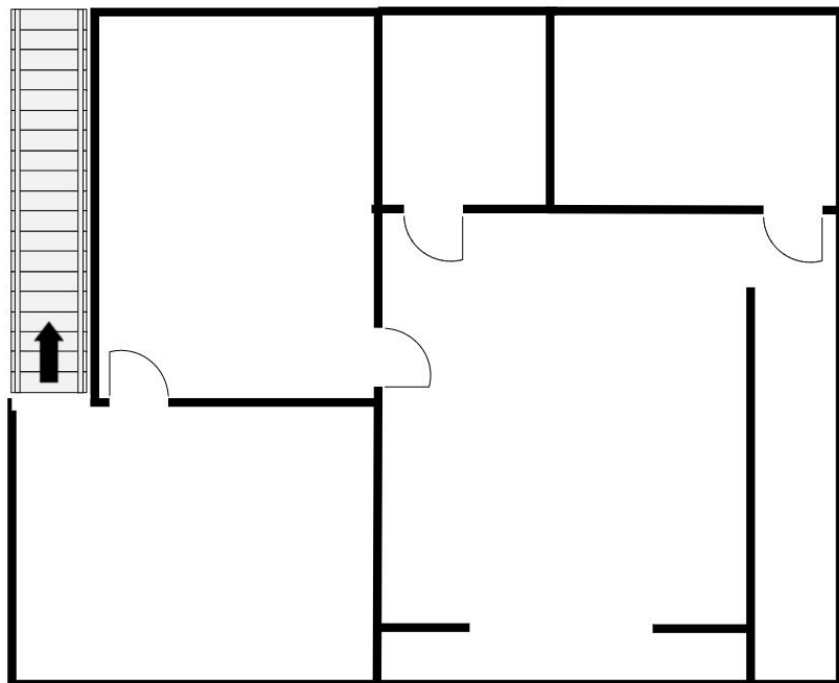
- Current use is a veterinary clinic.
- Many uses by right include:
 - Office - General and Professional
 - Medical Office
 - Continuing Care Facility
 - Multifamily
- Deed will restrict specifically a veterinary use, however will allow for animal care that is not medical.
- Monument Signage
- Individual treatment rooms
- Finished lower level

FLOOR PLAN

Main Floor

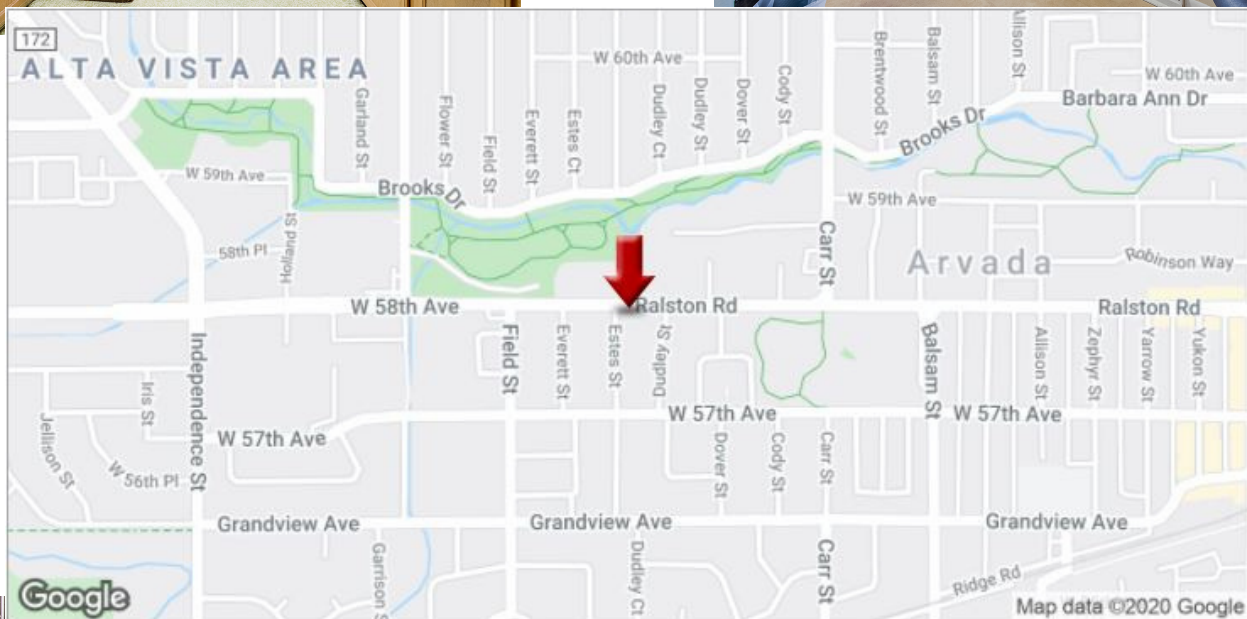
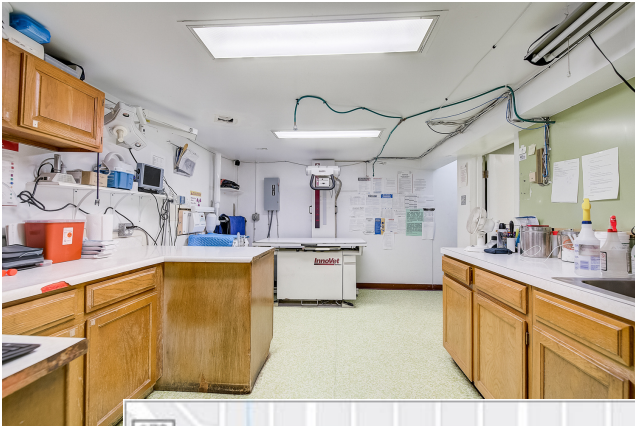


Lower Level



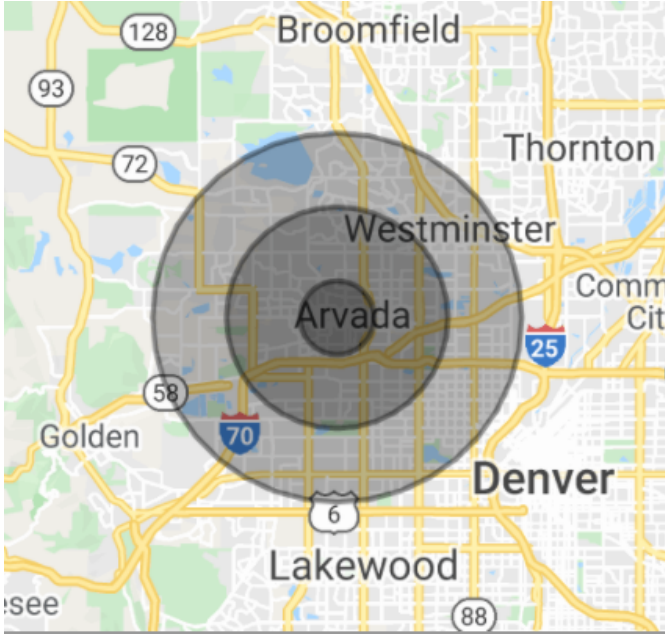
Floor plans are not to be considered reliable for construction or other technical purposes. Buyer to verify accurate layout and measurements.

LOCATION OVERVIEW



- Old Towne Arvada within .5 miles
- Immediate access to Ralston Road and Olde Towne Arvada.
- Signage to estimated 22,000 VPD
- 8% population growth since 2010
- Population of 335,496 within 5 miles.
- I-70 is less than 2 miles away via Wadsworth Boulevard

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,630	104,214	285,967
Median age	39.9	39.9	38.9
Median age (male)	37.9	38.5	37.6
Median age (Female)	41.5	41.1	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,616	44,466	119,892
# of persons per HH	2.2	2.3	2.4
Average HH income	\$61,085	\$63,445	\$66,308
Average house value	\$225,457	\$241,543	\$257,935

* Demographic data derived from 2010 US Census

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