

5736 Ward Way

Arvada, CO 80002

FOR SALE **\$2,600,000**

8,195 SF Turnkey Veterinary Hospital



FOR MORE INFORMATION:

JAKE MALMAN

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COMMERCIAL REAL ESTATE

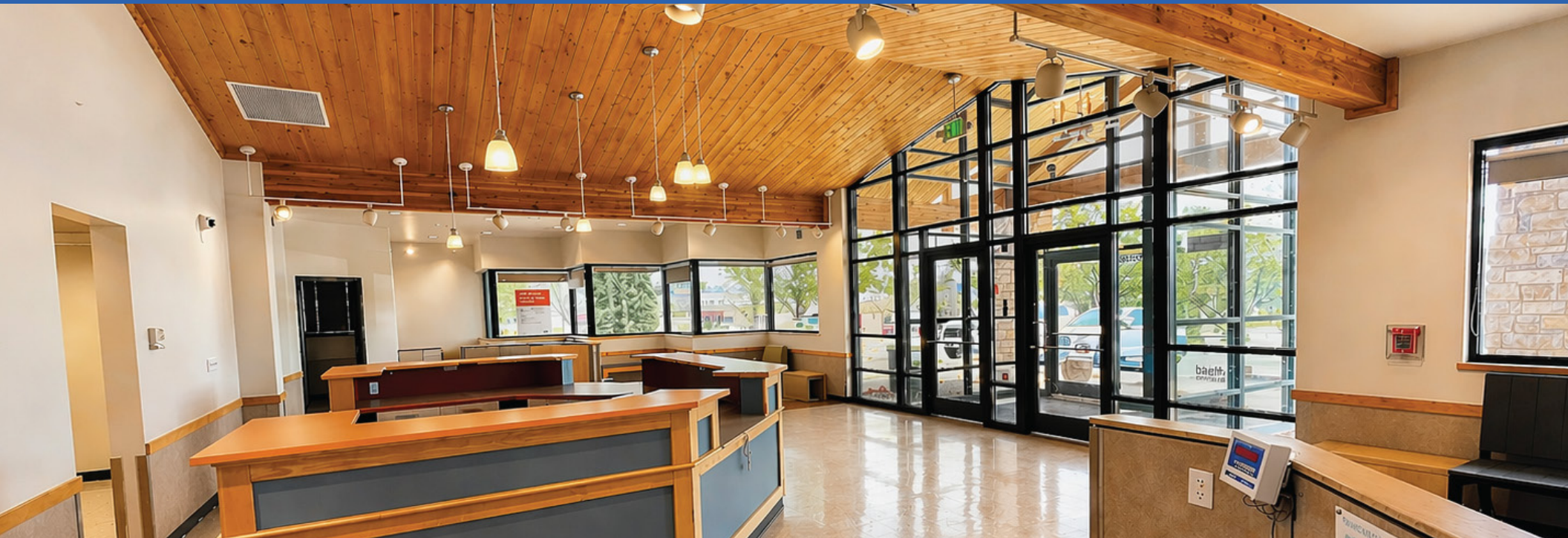
5736 Ward Way, Arvada, CO 80002

Property Facts

Building Size	8,195 SF
Year Built	2002
Parking	28+ Spaces
Acres/Lot Size	.97 Acres
Uses	Veterinary Clinic/Hospital, Medical
Zoning	C1
County	Jefferson
Traffic Count	33,617 VPD
Taxes	\$44,877.06 (2025)

Highlights

Located in Arvada within the highly accessible Northwest Denver submarket, this 8,195 SF freestanding, turnkey veterinary hospital offers a rare single-tenant opportunity on a well-parked 0.97-acre parcel with excellent visibility along Ward Road. Built in 2002 with significant investment tailored to veterinary use, the property features a fully built-out, plug-and-play facility ideal for owner-users seeking immediate occupancy or investors targeting high-demand veterinary and medical assets. The property benefits from traffic counts exceeding 30,000 vehicles per day and strong surrounding demographics with household incomes exceeding \$100K with several new high density multi-family developments in the immediate vicinity.



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Location Amenities

Ample Parking:	3.42/1,000 SF parking ratio with on-site surface parking.
High Visibility & Access:	Frontage along Ward Road with traffic counts exceeding 30,000 VPD. Highly accessible with convenient access to Ward Rd, W 58th Ave, Highway 72, and I-70.
Established Retail Corridor:	Located near the W 58th Ave retail node, supported by national retailers and daily-needs services, with convenient access to I-70 and proximity to Olde Town Arvada and Ralston Road, driving consistent consumer traffic.
Affluent, Dense Demographics:	Over 84,000 residents within 3 miles and household incomes exceeding \$100K
Daytime Population:	~39,000 employees within a 3-mile radius
Public Transportation:	Nearby RTD bus routes and access to the G Line light rail providing direct connectivity to Downtown Denver
Regional Connectivity:	~30 minutes to Downtown Denver and ~40 minutes to Denver International Airport





Ward Rd

POPULATION

2 mile

5 mile

10 mile

2020 Population
2025 Population
2030 Population Projection

40,890
42,892
44,598

208,012
212,125
215,776

867,086
903,175
941,485

INCOME

2 mile

5 mile

10 mile

Avg Household Income
Media Household Income

\$137,380
\$110,883

\$138,845
\$106,620

\$132,152
\$99,608



Ward Rd

Ralston Rd

Ward Rd

72

72

72

72

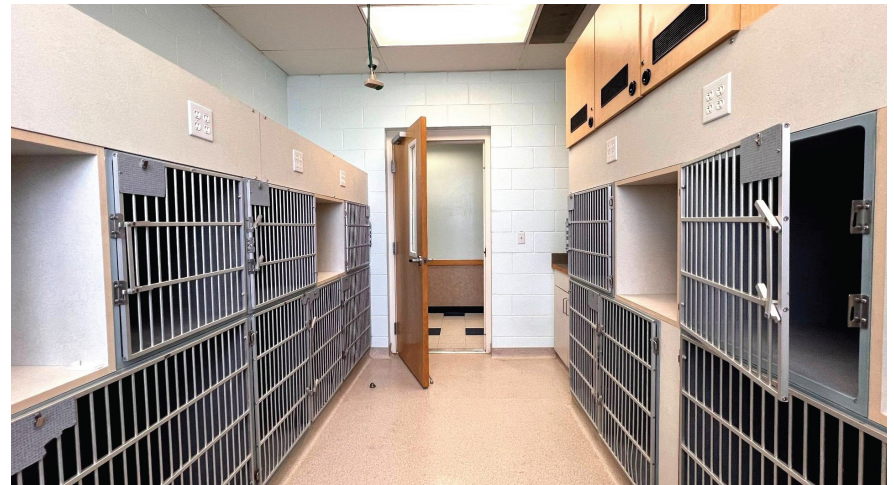
W 58th Ave

W 58th Ave

70 INTERSTATE

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Meet the Brokers



Jake Malman represents sellers, landlords, tenants and buyers with their leasing and disposition needs across all product types including office, industrial, retail, and land.

Jake has a passion for commercial real estate and is extremely knowledgeable in all asset types. Jake prides himself on superior customer service, helping clients with creative, out-of-the-box solutions no matter how difficult.

Jake has a strong understanding of the Colorado market. He has been involved in the sales and leasing of many high profile properties in Colorado and can assist in any of your commercial real estate needs. Jake has completed over \$350M of transactions in the Colorado market.



Nick Yockey joined Malman Real Estate in February of 2025. Prior to joining, Nick worked as a commercial real estate broker with Zeppelin Development for three years and Resolute Investments for six years. With experience in the Colorado market since 2016, Nick is highly knowledgeable in the industrial, office, retail and specialty asset types in all aspects, including Landlord, Tenant, Buyer and Seller representation.

Nick brings a relationship driven focus on providing the best possible service to all of his clients. Nick holds a degree in Business Administration with a minor in Psychology from McDaniel College in Maryland, where he was a four year member of the NCAA basketball team.



The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker nor any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer,

with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental conditional of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any individual or entity reviewing the Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations there under have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not

photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.

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