

8850 Ralston Rd, Arvada, CO 80002

Lease Rate: 24.00

Arvada, CO 80002

FOR LEASE



8850 Ralston Road

Property Highlights

- b Building Size: 9,534 SF 2-Story
- b Year Built: 1963
- b Zoning: MX-N (Mixed Use – Neighborhood)
- b Parking: 50 spaces (5.3 spaces per 1,000 SF leased)
- b Accessibility: Two stair lifts for ADA compliance b
- Signage: Exterior signage opportunities available
- b Suite 201
- b 405 RSF 345 USF
- b \$24/SF Full Service
- b Private in-suite restroom
- b Suite 200
- b 980 RSF 776 USF
- b In-suite sinks
- b Shared restrooms
- b 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

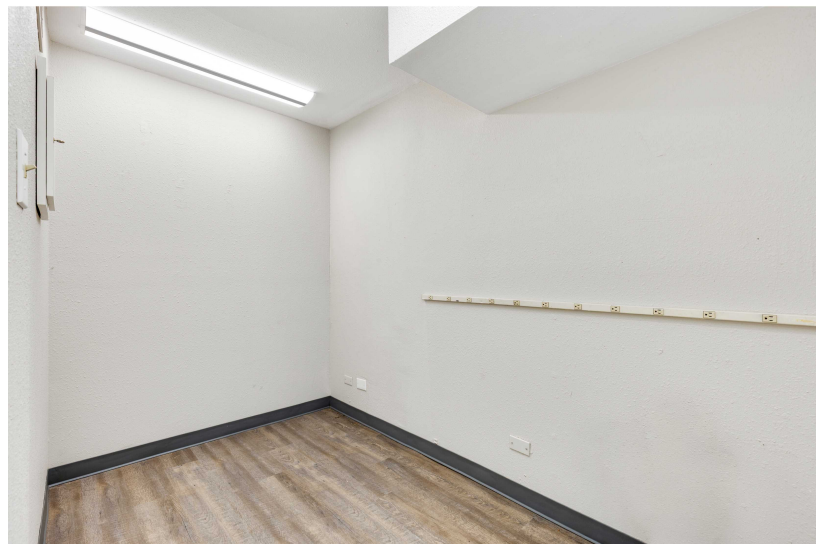
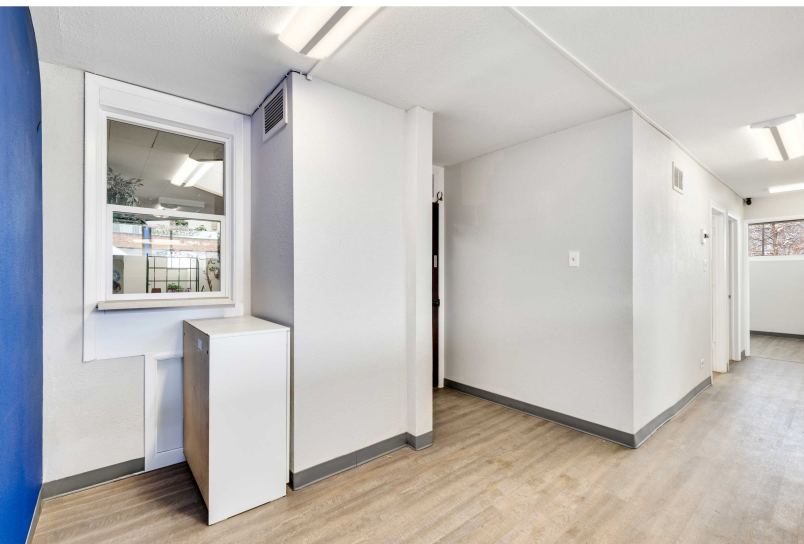


Available Spaces

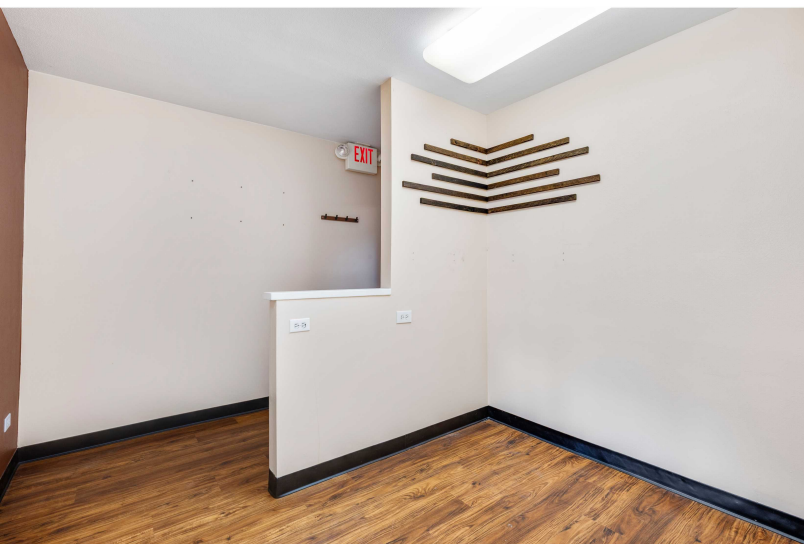
Space	Size	Term	Rate	Space Use	Condition	Available
201	405		\$24.00 /sf/yr	Medical/Office	Move In Ready	12/01/2025
200	980		\$24.00 /sf/yr	Medical/Office	Move In Ready	12/01/2025



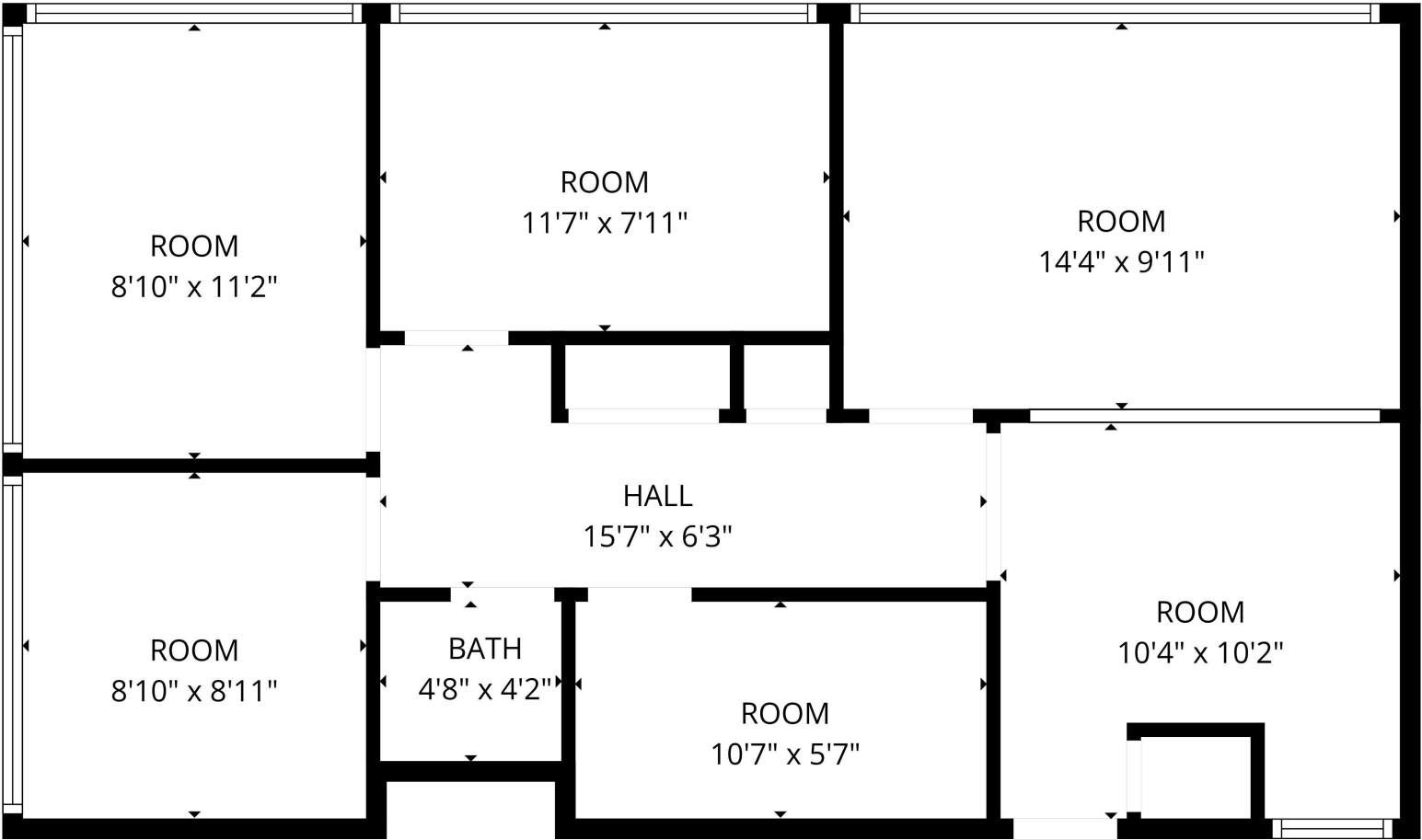
PROPERTY PHOTOS



PROPERTY PHOTOS

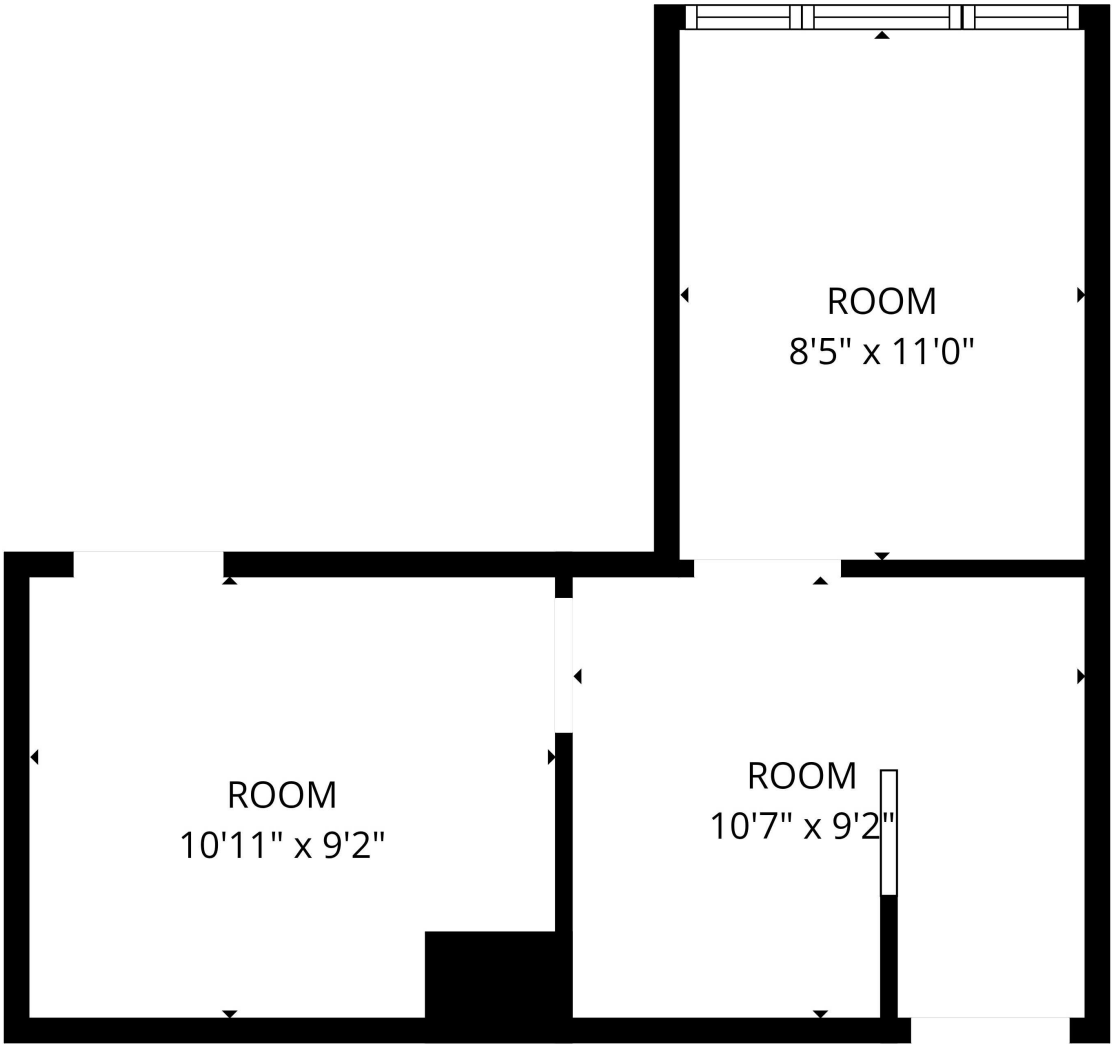


SUITE # 200 FLOOR PLAN



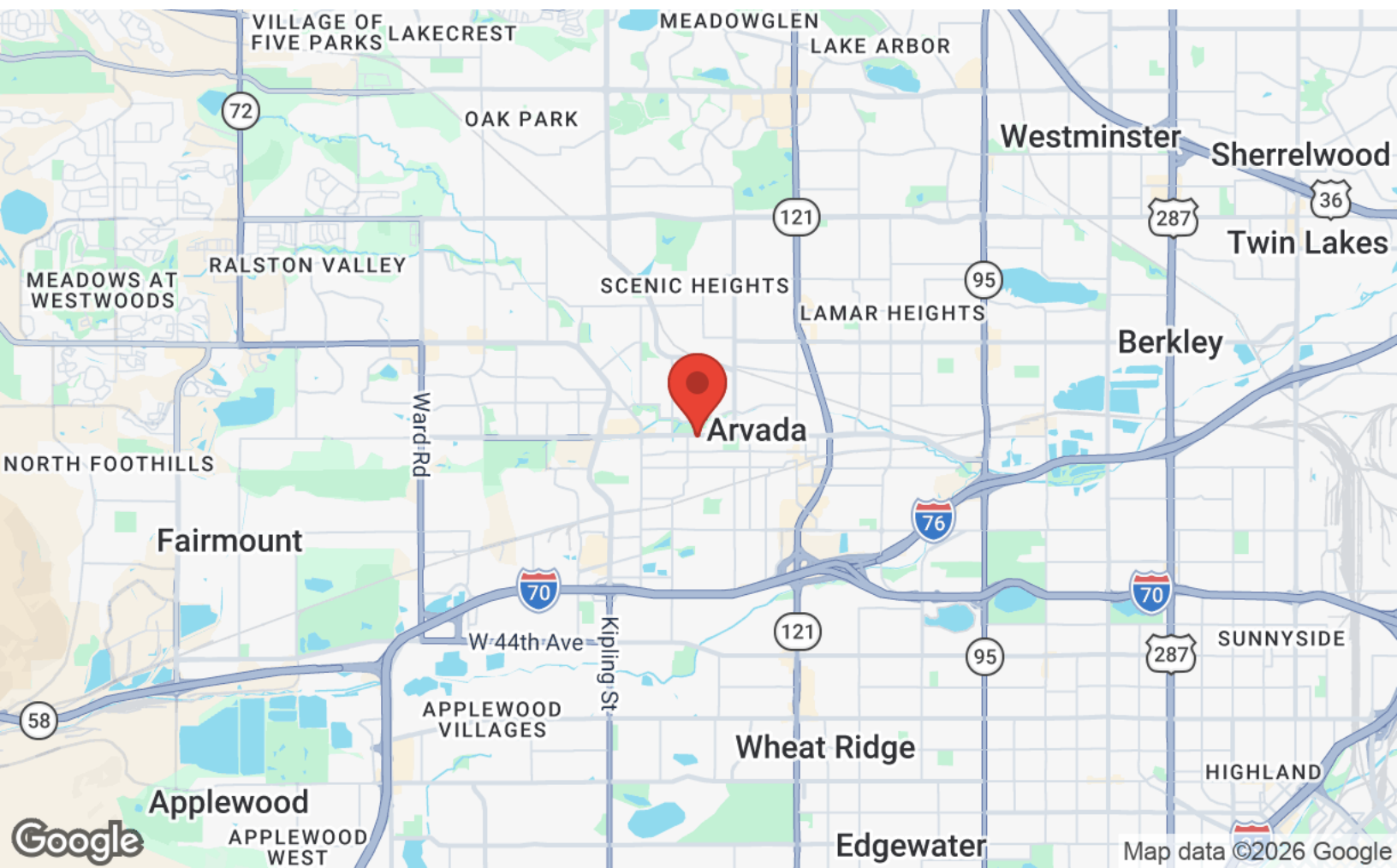
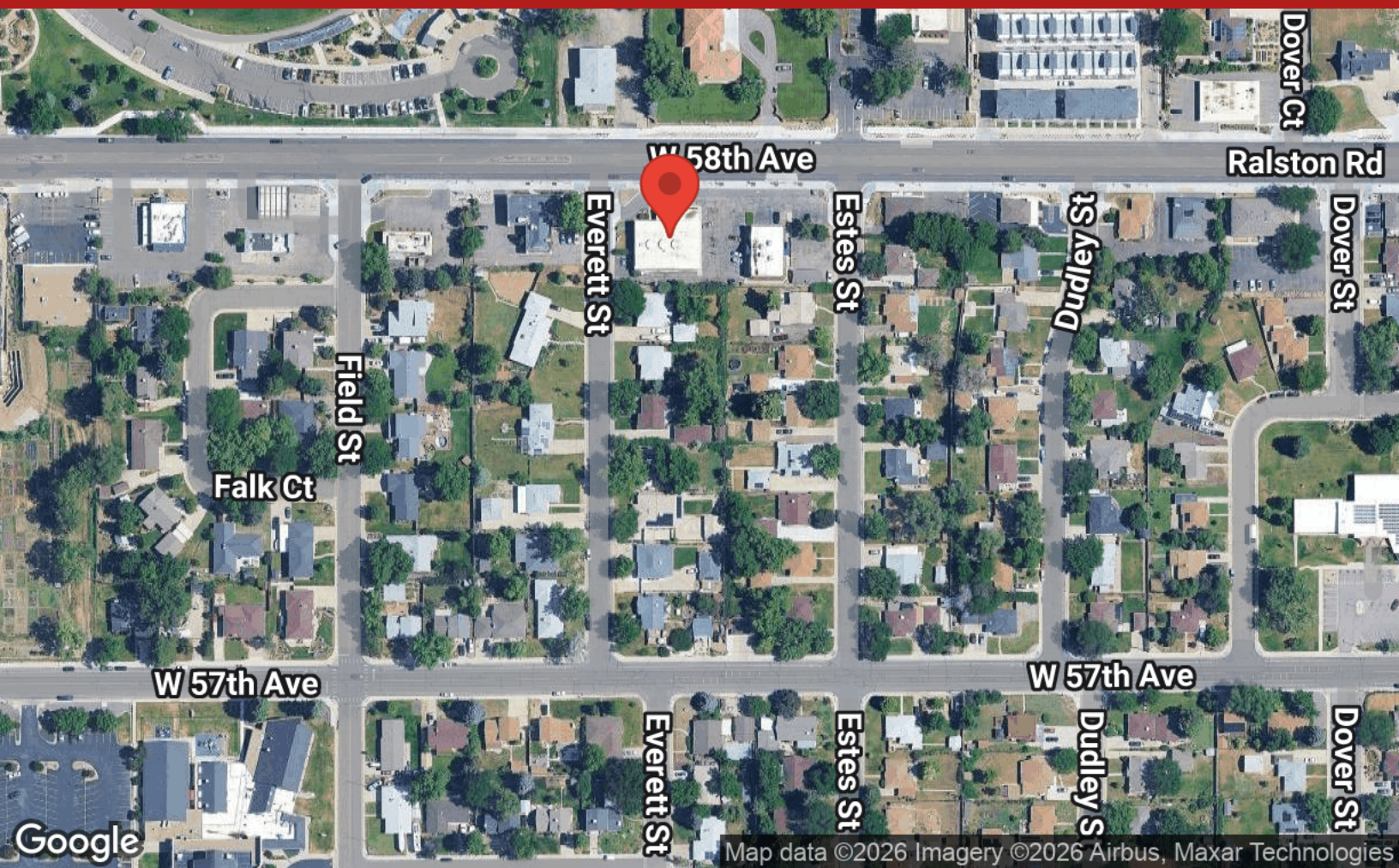
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

SUITE # 201 FLOOR PLAN

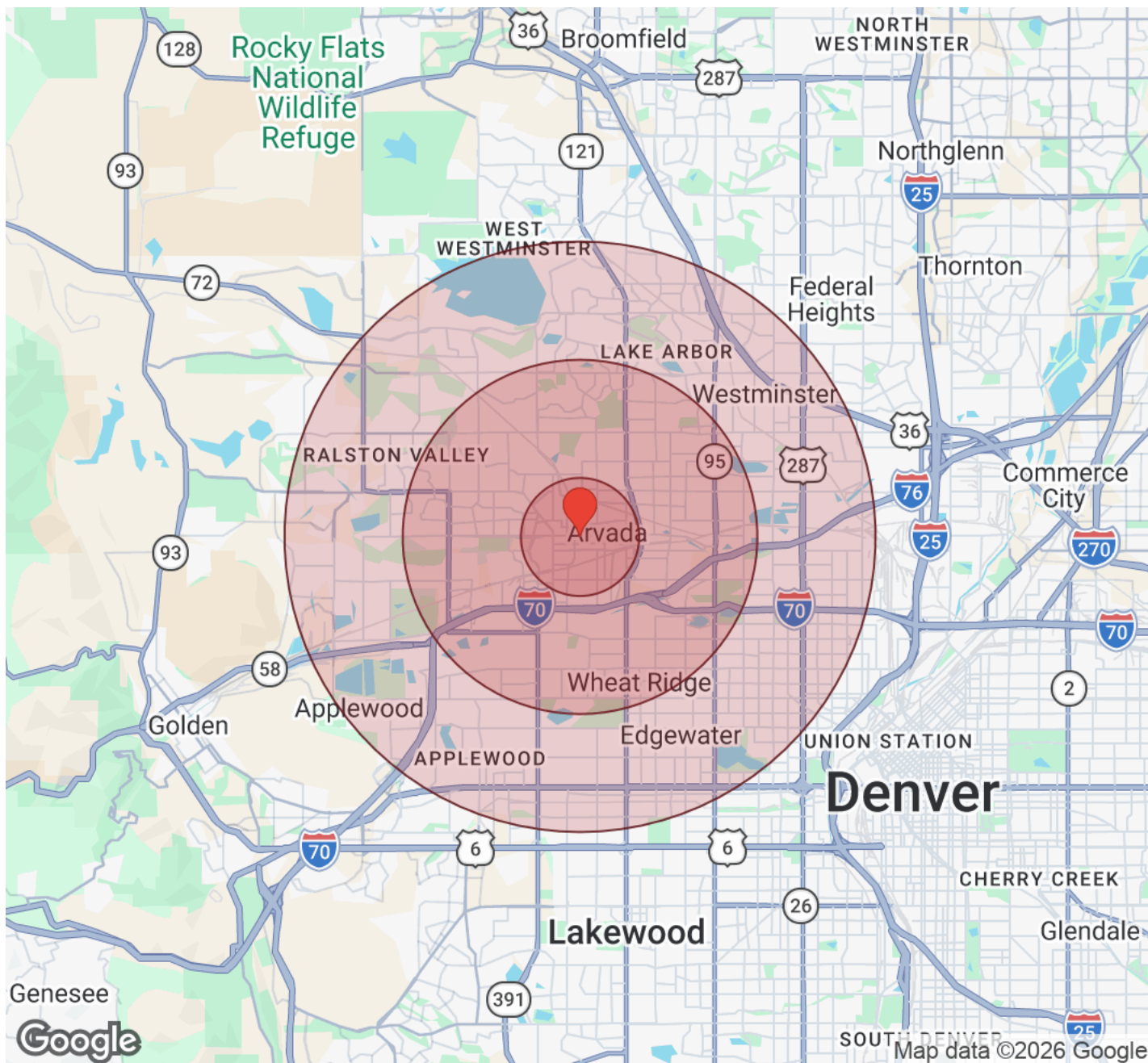


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LOCATION MAPS



DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	9,169	56,190	154,833
Female	9,453	55,735	151,866
Total Population	18,622	111,925	306,699

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	14,088	82,388	211,776
Black	315	1,813	6,410
Am In/AK Nat	73	358	1,073
Hawaiian	6	56	184
Hispanic	3,266	21,456	69,989
Asian	447	3,179	9,784
Multiracial	402	2,507	6,931
Other	26	168	521

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,528	52,235	145,007
Occupied	9,009	49,301	135,087
Owner Occupied	4,086	29,990	81,069
Renter Occupied	4,923	19,311	54,018

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,857	16,396	45,455
Ages 15 - 24	1,769	10,684	30,973
Ages 25 - 54	9,042	49,987	142,202
Ages 55 - 64	2,012	12,902	34,071
Ages 65+	2,941	21,957	53,996

Income	1 Mile	3 Miles	5 Miles
Median	\$95,209	\$106,567	\$106,222
Under \$15k	607	2,807	8,261
\$15k - \$25k	406	2,028	5,228
\$25k - \$35k	402	2,058	5,935
\$35k - \$50k	861	3,468	10,014
\$50k - \$75k	1,218	6,513	17,905
\$75k - \$100k	1,250	6,279	16,667
\$100k - \$150k	1,696	10,096	25,061
\$150k - \$200k	1,075	6,999	17,592
Over \$200k	1,494	9,054	28,424

BUSINESS MAP

