

LAND OFFICE INDUSTRIAL RETAIL INVESTMENTS

Retail NNN Investment Opportunity

8990 Ralston Rd., Arvada, CO 80002



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PROPERTY INFORMATION:

Bldg. SF:	1,320± SF
Site SF:	17,738± SF (0.407± AC)
YOC:	1962 (Renovated in 2000)
Parking:	15 Spaces
Taxes:	\$13,000± (2023 payable in 2024)
NOI:	\$26,831.28 (2024)
Cap Rate:	4

PROPERTY NARRATIVE

Located across the street from the recreational park known as Ralston Central Park, this Pizza Hut restaurant offers a nice investment opportunity ideal for a user once Pizza Hut vacates. This Pizza Hut has occupied this site for 24 years, and has a NNN lease until July 31, 2026. The building is a delivery and pick-up location only. Pizza Hut currently has two 3-year options to renew. The City of Arvada recently completely rebuilt all sidewalks, concrete work, and landscaping in front of the property.

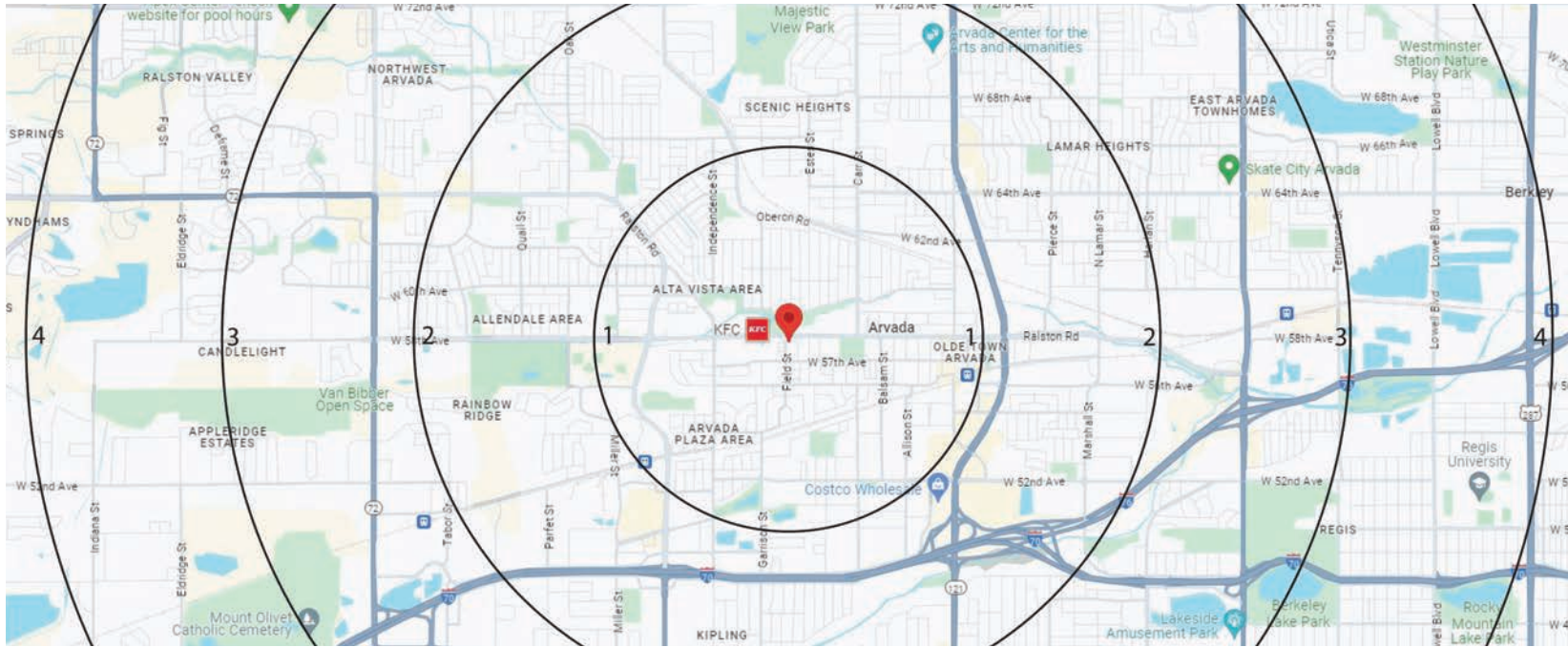
OFFERED AT \$675,000

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Brokerage
Disclosure

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 Population	19,942	117,480	309,744
 Households	9,120	49,400	130,423
 Median HH Income	\$73,705	\$82,563	\$83,323
 Median Age	38.50	40.80	39.90
 Traffic	23,599 VPD @ Ralston Rd. at Garrison St.		