

Free Standing Owner-User Office Bldg

7710 Ralston Road, Arvada, CO



For Sale: \$749,000 (\$307.47/SF)

BUILDING OVERVIEW

Building SF:	2,436± SF
Lot Size:	3,125± SF
YOC:	1970
Parking:	9 Parking Spaces 3.7:1,000 Ratio
Zoning:	MX-N
Price:	\$749,000 \$307.49/SF
Financing:	Seller Financing available and preferred

PROPERTY SUMMARY

Free Standing Owner-User Office Building on busy Ralston Road near Olde Town Arvada is an excellent choice for a single or multi-tenant user.

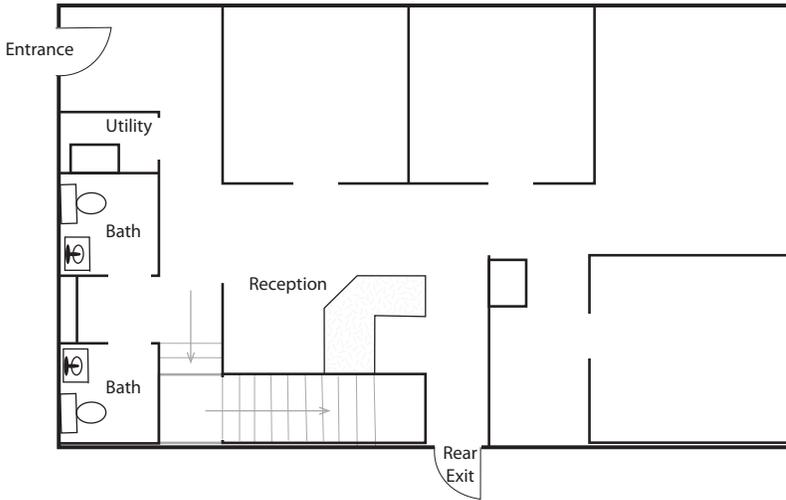


Click for
Drone Video

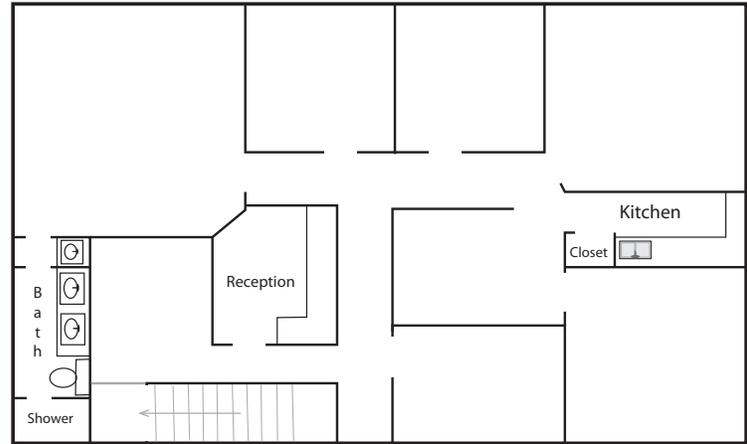


Click for
Arvada Zoning

7710 Ralston Rd
1st Floor



7710 Ralston Rd
2nd Floor



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	16,474	121,754	339,035
Households	7,724	51,422	143,681
Median HH Income	\$72,619	\$81,129	\$84,051
Median Age	38.10	39.90	38.80
Traffic	22,735 vpd - Ralston Rd (W 58th Ave) @ Yarrow St (2025)		

Source: CoStar 2024