

Free Standing Owner-User Office Bldg

7710 Ralston Road, Arvada, CO



www.FullerRE.com



For Sale: \$695,000 (\$285.30/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: | \$695,000 \$285.30/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



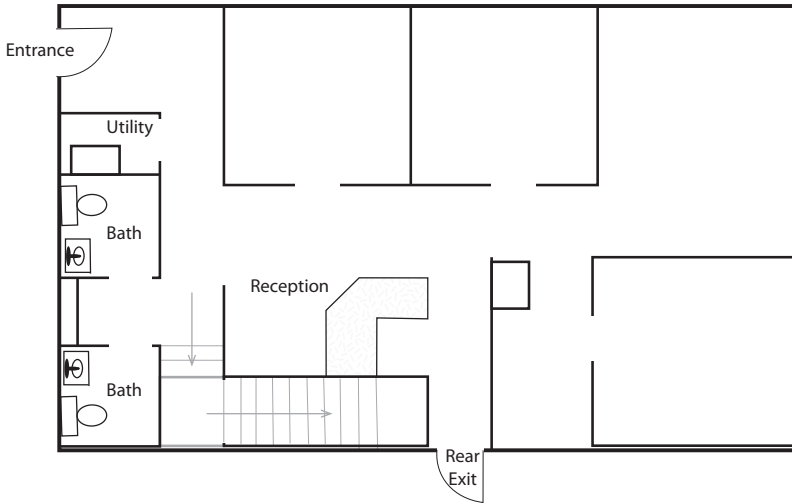
Click for
Arvada Zoning

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(303) 534-4822

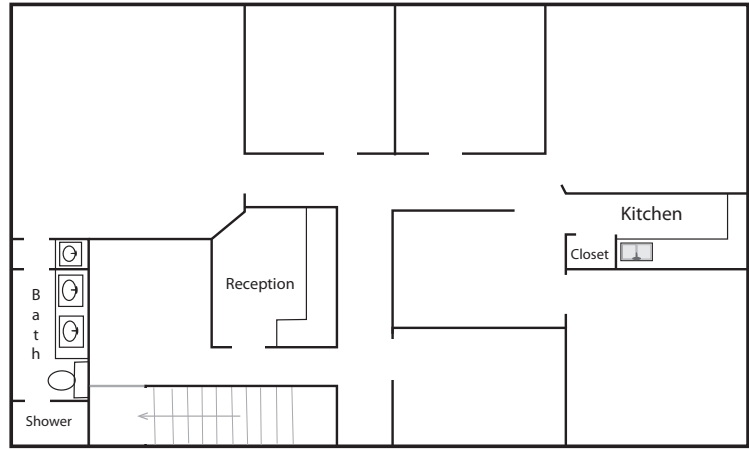
**Brokerage Disclosure
to Buyer**

John Becker
(720) 287-5414 direct
(303) 888-7909 mobile
JBecker@FullerRE.com

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