

7707 RALSTON

7707 RALSTON RD, ARVADA, CO 80002



PROPERTY DESCRIPTION

With the opportunity to have an owner carry (seller financing), this site provides a great chance to have space in the old town Arvada area!

As a home converted to a current insurance office building, this property is prime for a small office and many businesses could benefit from owning this site for what might be less than local office rent - contact us directly if you want to see a comparison for lease versus own scenarios!

PROPERTY HIGHLIGHTS

- 2,234 SFT
- Rear & frontage parking
- 22,693 pass this site a day
- Zoning - OT-RR (Rare - Old Town Ralston Road)

OFFERING SUMMARY

Sale Price:	\$690,000
Number of Units:	1
Building Size:	2,234 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	434	2,178	7,530
Total Population	860	4,569	16,099
Average HH Income	\$94,567	\$98,536	\$95,386

**COMMERCIAL ALLIANCE**

Each office independently owned and operated

DOUG JENNINGS

President

720.434.6637

dougjennings@remax.net

5440 Ward Road, Suite 260, Arvada, CO 80002 coloradocommercialbrokers.com

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

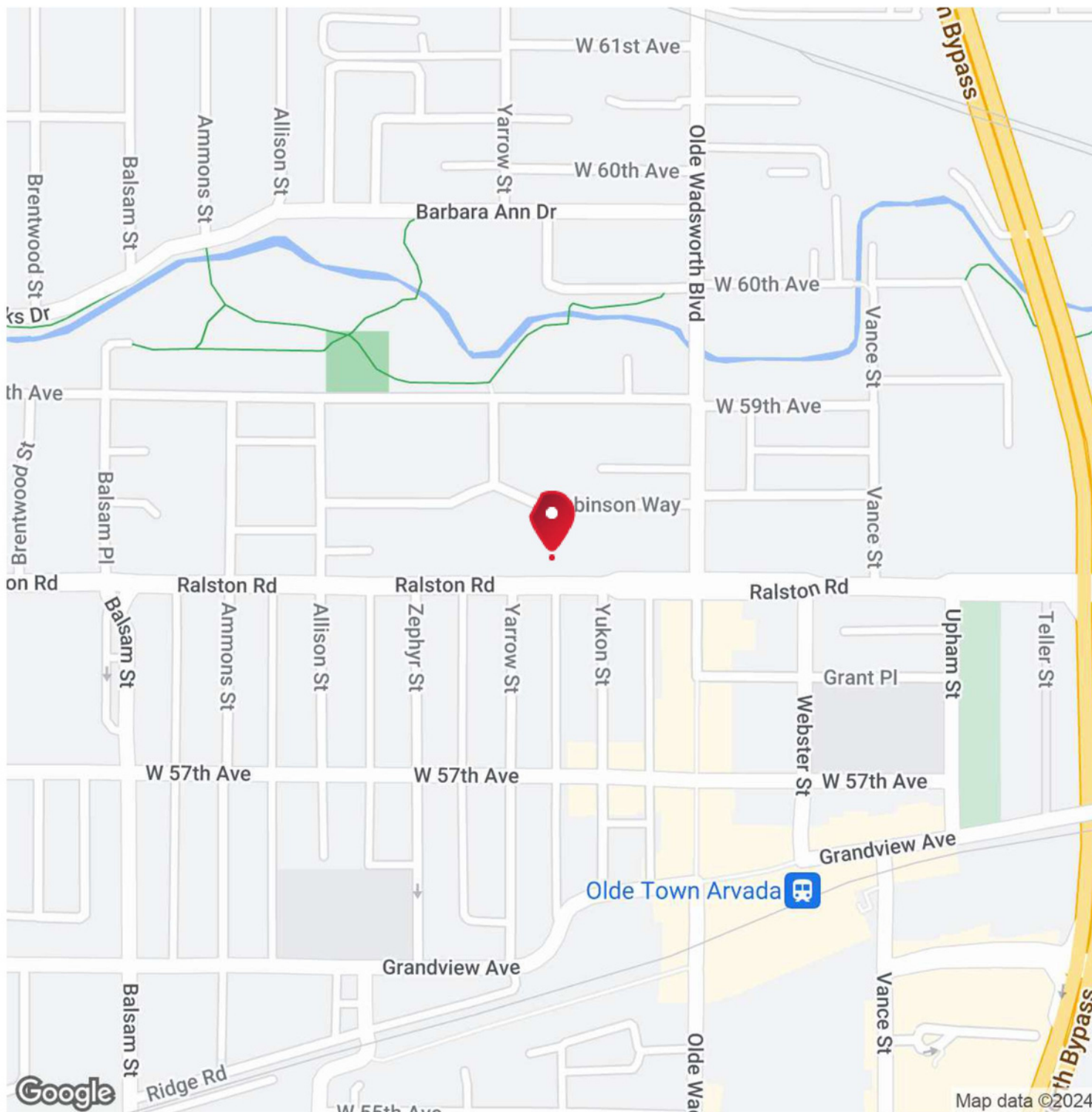
FOR SALE

OFFICE BUILDING

LOCATION MAP

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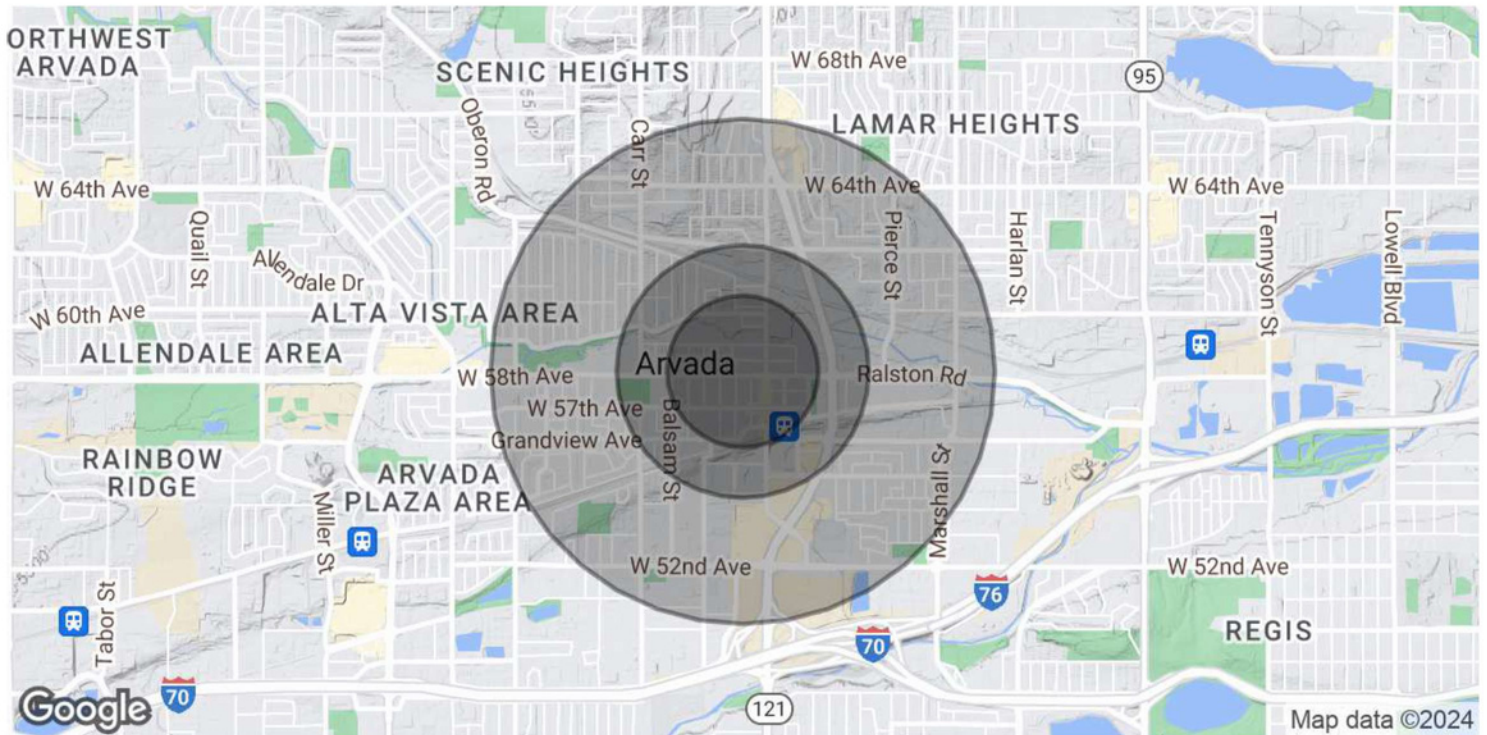
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	860	4,569	16,099
Average Age	40	39	40
Average Age (Male)	40	38	39
Average Age (Female)	40	39	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	434	2,178	7,530
# of Persons per HH	2	2.1	2.1
Average HH Income	\$94,567	\$98,536	\$95,386
Average House Value	\$686,836	\$684,377	\$610,193

Demographics data derived from AlphaMap



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