OFFICE/RETAIL SPACE FOR LEASE RALSTON TRADE CENTER

9840 W 59TH PL | ARVADA, CO 80004





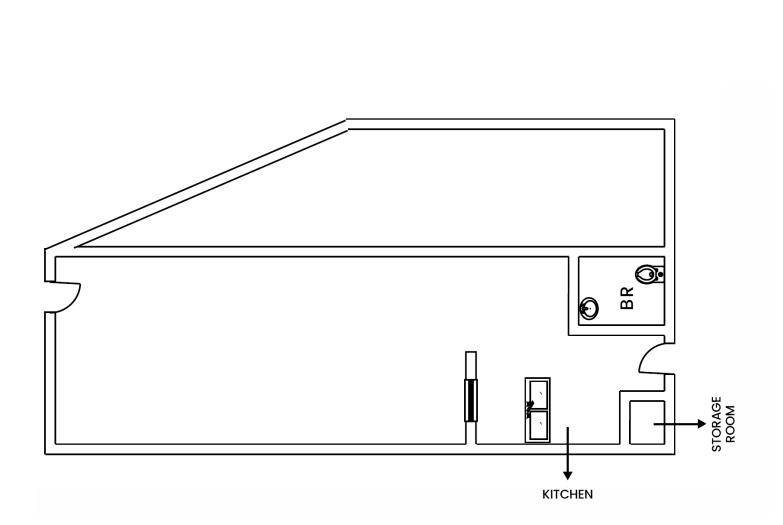
OFFERING SUMMARY		PROPERTY HIGHLIGHTS
Available SF:	Suite 9810: 624 SF	Separate outside entrance - storefront
		Unique office/retail space
		Outside signage available
Lease Rate:	\$25.00 SF/yr (MG)	Upgraded space with 4 offices, open kitchen area, and open workspace.
Year Built:	1959	W 60th Ave Brooks Dr
Building Size:	12,258 SF	W 59th Pl Base W 59th Ave
Zoning:	MX-N	Construction of the second sec

CONTACT:

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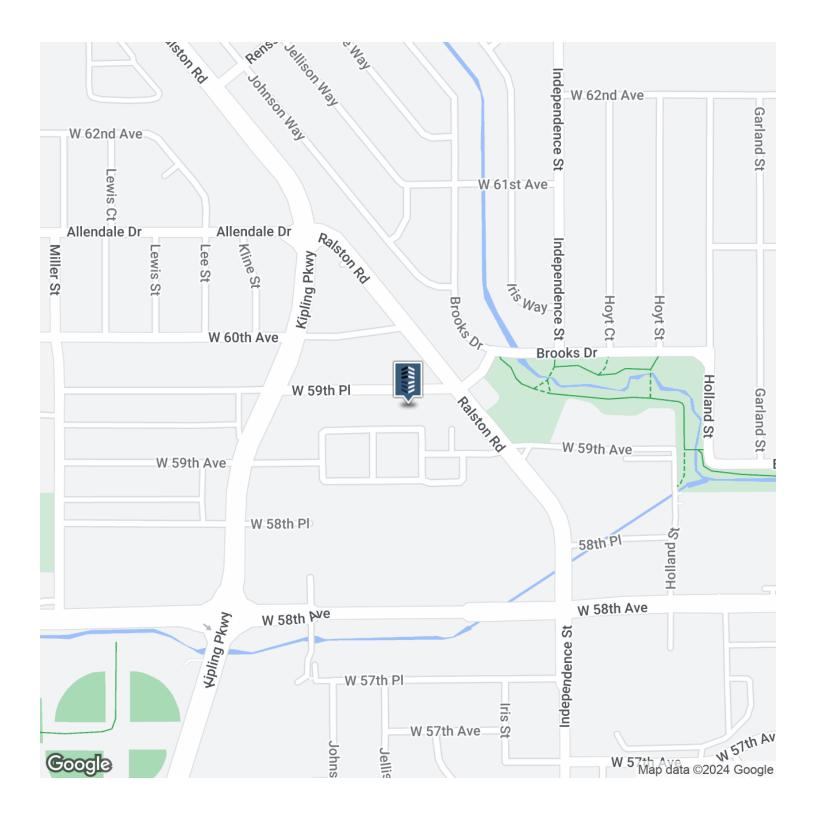




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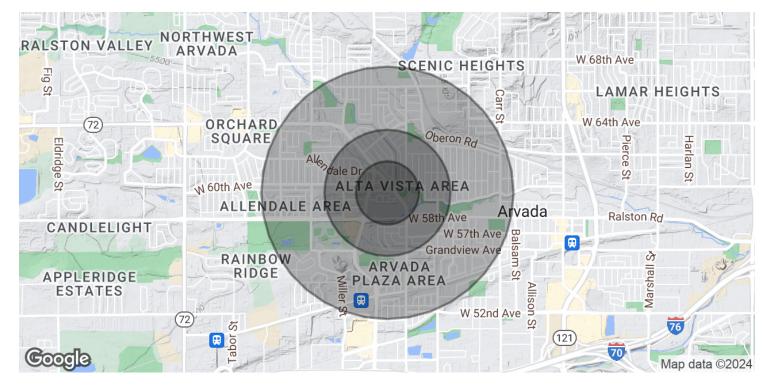




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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,238	4,365	15,777
Average Age	37.6	37.7	38.8
Average Age (Male)	36.2	37.4	38.1
Average Age (Female)	38.8	38.5	39.4
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
HOUSEHOLDS & INCOME Total Households	0.25 MILES 547	0.5 MILES 1,900	1 MILE 6,780
Total Households	547	1,900	6,780
Total Households # of Persons per HH	547 2.3	1,900 2.3	6,780 2.3

* Demographic data derived from 2020 ACS - US Census

