

9606

RALSTON RD
ARVADA, CO 80004

COMMERCIAL
PROPERTY FOR SALE
\$1,250,000



ZONED – COMMERCIAL B-2

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COMMERCIAL PROPERTY FOR SALE

OFFERING SUMMARY

PRICE:	\$1,250,000
ZONING:	B-2
LAND AREA:	21,780 SF (1/2 ACRE)
BUILDING SIZE:	1,072 SF
YEAR BUILT:	1970
SIGNAGE:	1 – FREE STANDING LARGE SIGN

HIGHLIGHTS

- CURRENT USE: RESTAURANT/BAKERY
- ABUNDANT PARKING
- *POSSIBLE USES: RETAIL, RESTAURANT, OFFICE, FOOD STORE, DRIVE-IN ESTABLISHMENT, BUSINESS SERVICE, VETERINARY OFFICE
- CORNER LOT LOCATION
- 1,400 NEW APARTMENT UNITS BEING BUILT NEARBY
- 179' OF FRONTAGE ON RALSTON ROAD
- FENCED IN YARD
- NEXT TO KING SOOPERS, NEAR RALSTON CREEK RETAIL DEVELOPMENT, WALMART, AND OTHER RETAILERS
- DRIVE THRU POSSIBILITY

** Per zoning district regulations*

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TRAFFIC COUNTS

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
RALSTON RD	W 59th Ave SE	7,679	2022	0.08 mi
Ralston Rd	Allendale Dr NW	12,580	2022	0.14 mi
Ralston Road	W 59th Ave NW	24,823	2022	0.15 mi
Kipling Pkwy	W 60th Ave S	23,739	2018	0.15 mi
Kipling Pkwy	W 59th Ave N	20,427	2022	0.18 mi
58TH AV	Jellison St SW	21,939	2022	0.20 mi

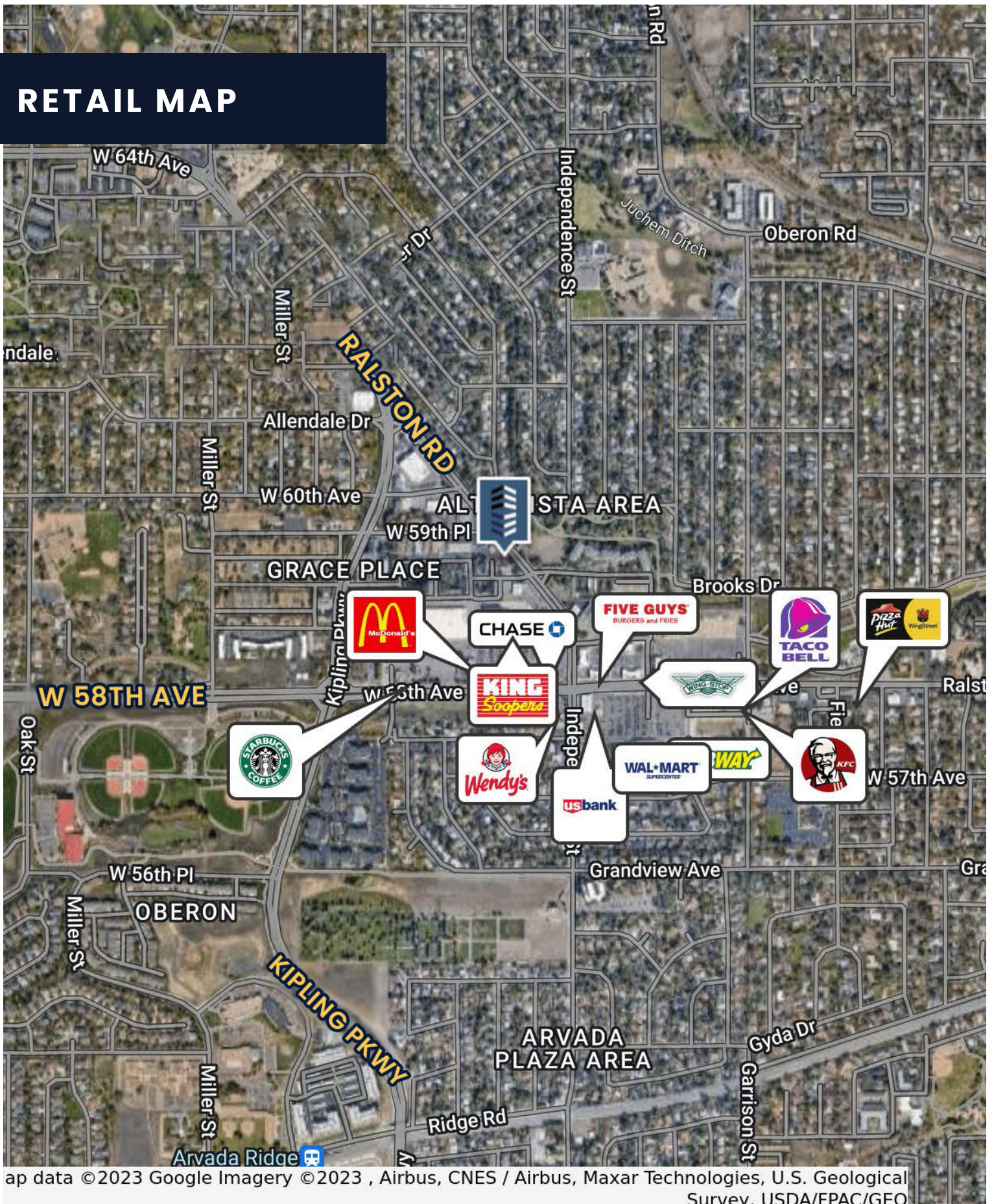
DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 Population	17,750	109,080	281,97
2023 Households	7,549	45,663	118,510
Avg Household Income	\$99,248	\$105,198	\$108,942

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RETAIL MAP



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