



Well-Maintained Restaurant Building for Sale

9604 Ralston Road | Arvada, CO

Property Overview:

Building Size:	5,051 SF
Lot Size:	0.82 acres (35,853 SF)
Year Built:	1972
Parking:	Abundant
Zoning:	B-2
Tenancy:	Single
Sale Price:	\$1,600,000

- Corner lot
- Turn-key restaurant space
- Near public transportation
- Excellent exposure on Ralston
- Newer Roof
- Neighboring retailers include new Walmart, King Soopers, AutoZone, Starbucks, Mod Pizza, Wing Stop, Tokyo Joes and US Bank

Contact



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Impact Commercial Real Estate
9233 Park Meadows Drive
Lone Tree, CO 80124
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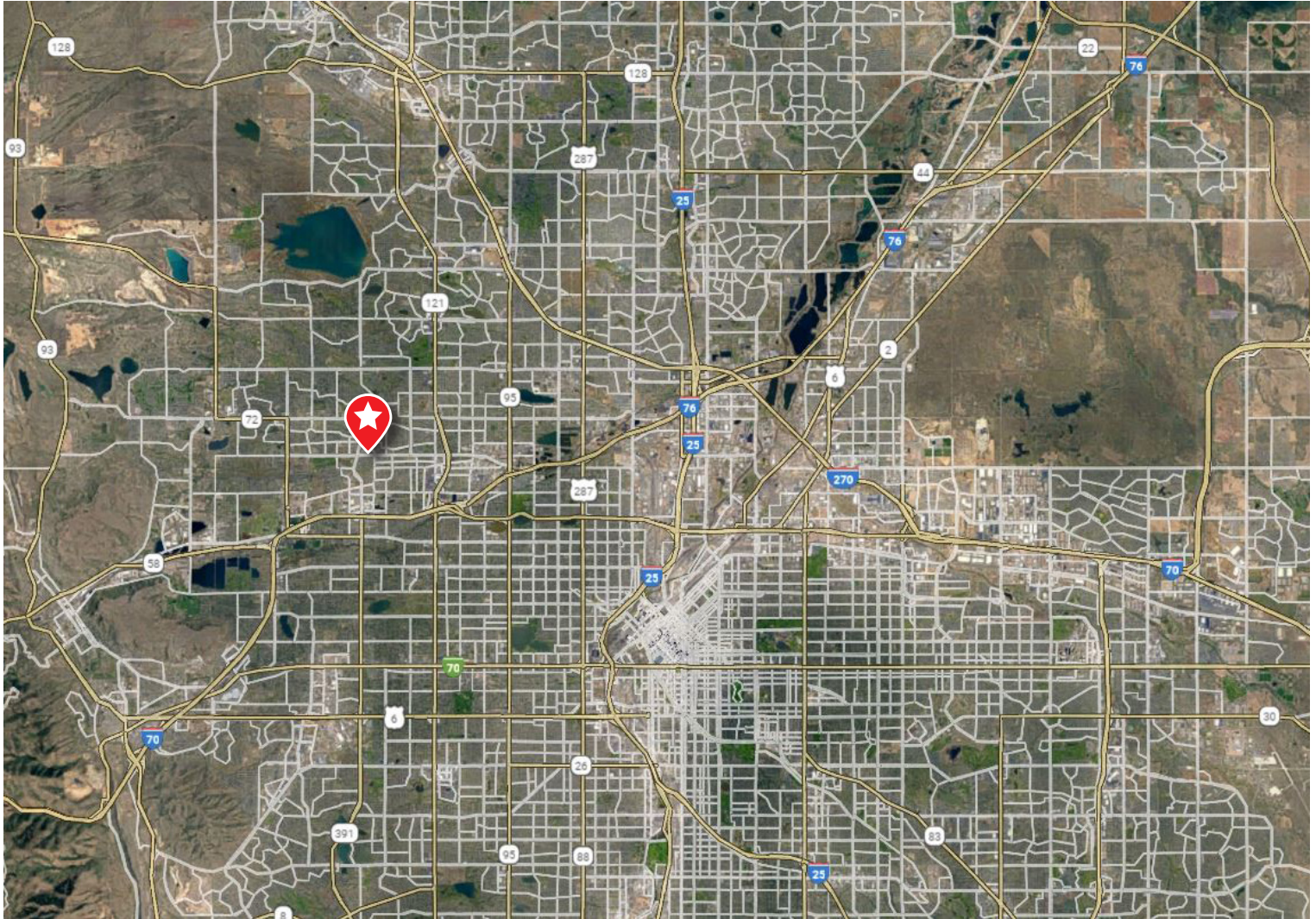
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Demographics

Population	1 mile	3 miles	5 miles
2024 Projection	17,905	114,210	292,985
2019 Estimate	17,347	109,620	280,501
Growth 2019-2024	3.22%	4.19%	4.45%
Median Age	38.10	40.30	39.30
Households	1 mile	3 miles	5 miles
2024 Projection	7,645	48,001	122,609
2019 Estimate	7,400	46,014	117,371
Household Income	1 mile	3 miles	5 miles
2019 Average	\$76,511	\$83,585	\$88,394
2019 Median	\$63,803	\$64,876	\$67,238

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