

TURNKEY VETERINARY OFFICE IN PRIME RETAIL LOCATION
5736 WARD WAY, ARVADA, CO

LISTING ALERT



TOWER-BROKERS.COM



TOWER
REALTY PARTNERS

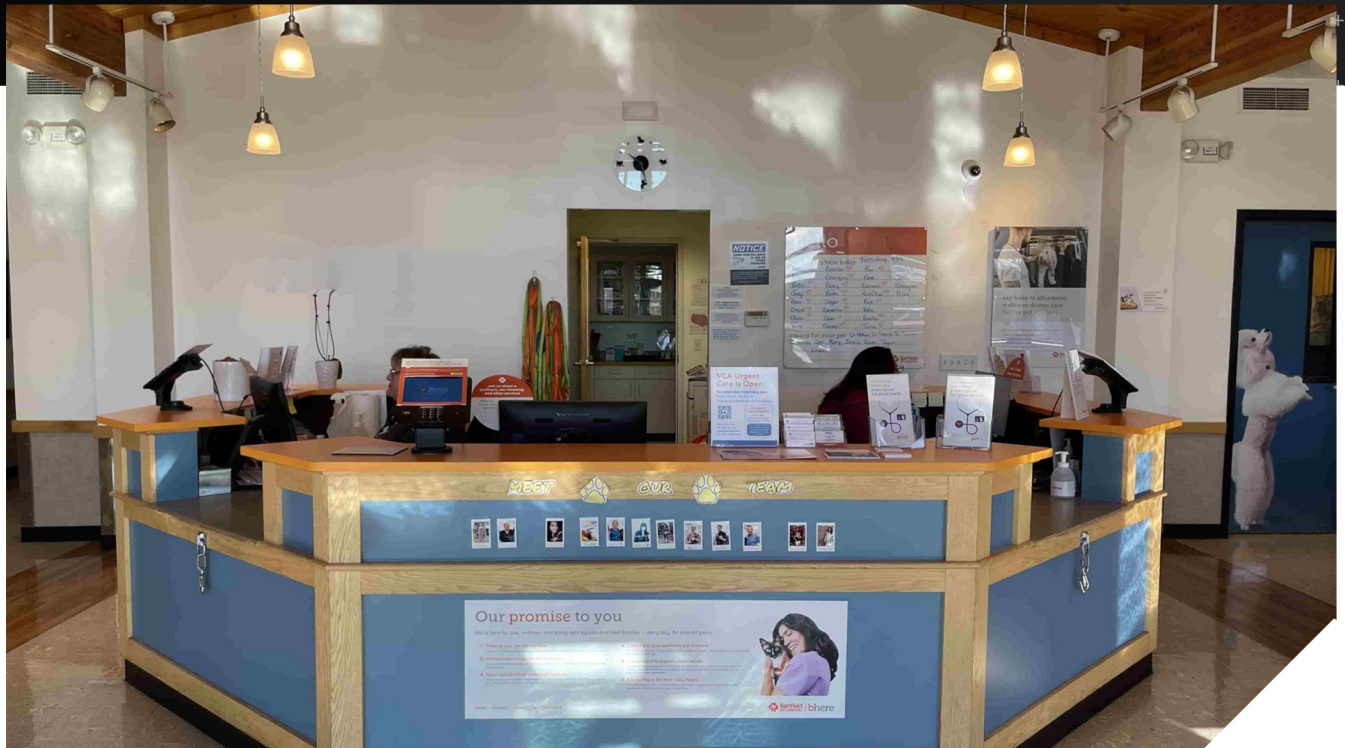
PROPERTY FEATURES

Located at **5736 Ward Way**, this fully built-out **veterinary office** offers a rare opportunity in a high-visibility retail setting. Designed for efficiency and functionality, the space features **exam rooms, a reception area, treatment areas, and ample storage**, making it ideal for an established practice or a new veterinary venture.

Situated in a thriving commercial area, the property benefits from **strong foot traffic, excellent signage opportunities, and convenient parking**. Whether you're looking to expand or start fresh, this location provides a move-in-ready solution with all the essentials for a successful veterinary practice.

Purchase price:
\$370/SF
(\$3,032,150.00 total)

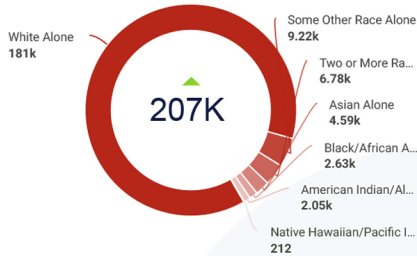
8,195SF



High Density Populati...

41% Above your average location density

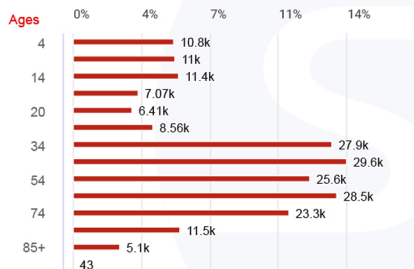
101.8K
104.9K



Median Age

22% older than average site

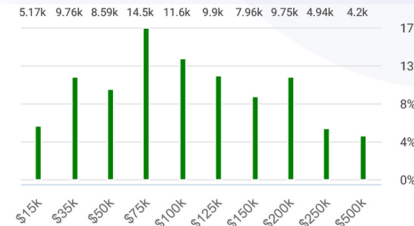
43 YEARS



Median Income

43% more affluent than average site

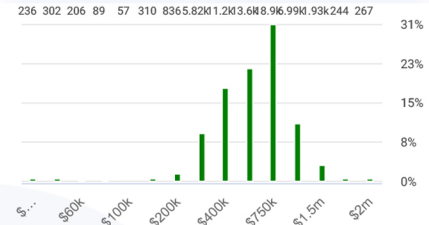
91.2K



Median Home Value

79% more affluent than average site

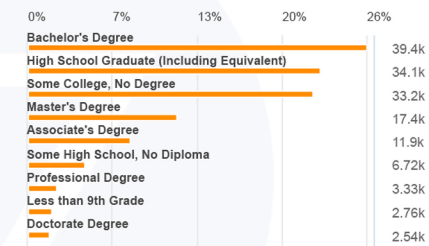
481K



Education

More Educated than average site

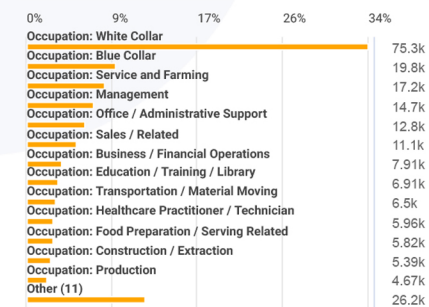
BACHELOR'S



Employed Workforce

42% more employed workforce than average site

113K



DEMO- GRAPHICS

5 Mile Radius
5736 Ward Way
Arvada, CO

INTERESTED?



For more information,
please contact:

MELISSA@TOWER-BROKERS.COM

720.556.1918

