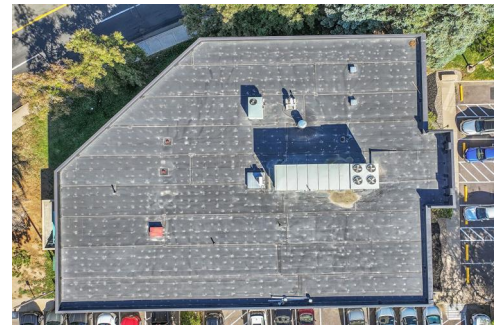




5265 Vance Street  
Arvada, CO 80002



Commercial



10000 SQFT

## PROPERTY DETAILS

BLURIVER Commercial Advisors presents an exceptional investment opportunity: a single-tenant medical clinic in Arvada, Colorado.

This modern facility is occupied by Innovative Renal Care, a top dialysis provider, under a 10-year absolute net lease with 2% annual rent increases. The property generates a stable Net Operating Income (NOI) of \$398,534 annually, with zero landlord responsibilities for hassle-free ownership.

Spanning 16,280 square feet on a 1.0-acre lot, the clinic is strategically located at Wadsworth Boulevard and West 52nd Avenue, with over 88,000 daily vehicles passing by. The area has a population of over 365,000 within five miles and average household incomes exceeding \$100,000.

This property offers a rare chance to invest in a reliable, income-generating asset in a thriving market.



**BLU RIVER**  
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Scan code  
for more  
property  
details

