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COMMERCIAL

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OFFERING MEMORANDUM

7560 S UNIVERSITY BLVD

PRIME RETAIL OPPORTUNITY IN CENTENNIAL, CO – 2,400
7560 S UNIVERSITY BOULEVARD, CENTENNIAL CO 80122

7560 S University Blvd

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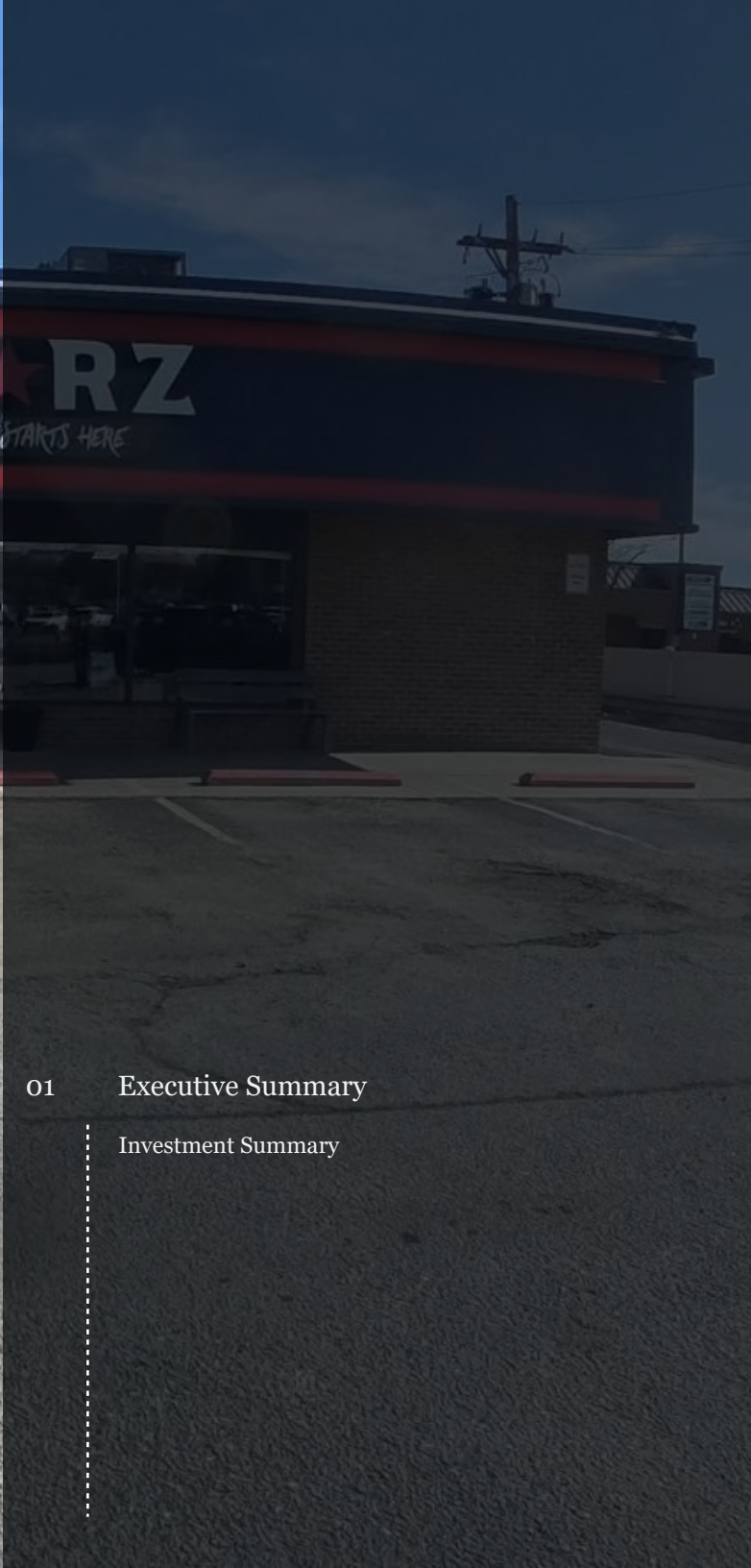
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01 Executive Summary

Investment Summary

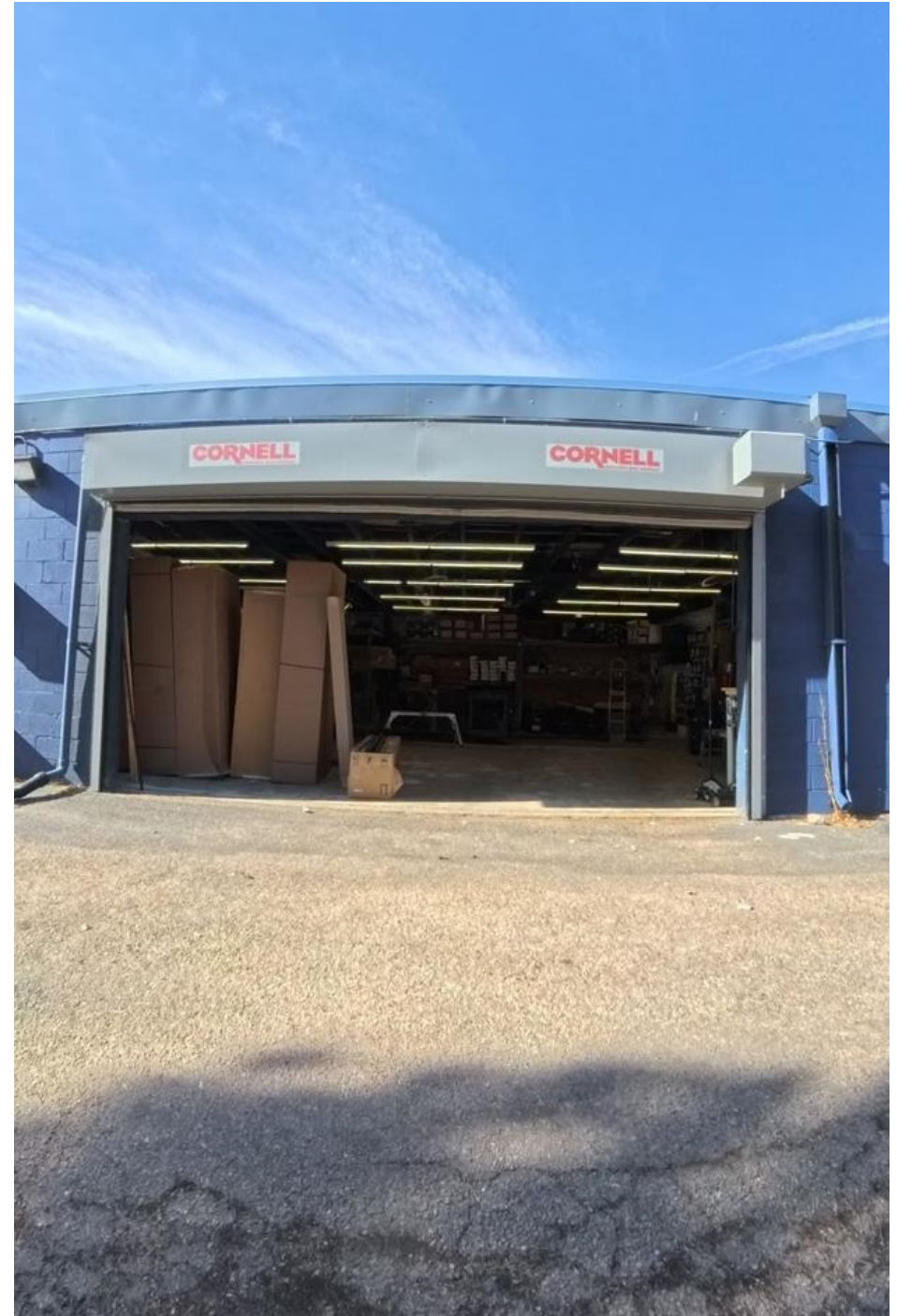
OFFERING SUMMARY

ADDRESS	7560 S University Boulevard Centennial CO 80122
COUNTY	Arapahoe
MARKET	Denver
SUBMARKET	South
BUILDING SF	2,400 SF
LAND SF	14,810 SF
YEAR BUILT	1973
YEAR RENOVATED	2021
APN	2077-36-2-00-019
OWNERSHIP TYPE	Fee Simple

LIST PRICE

PRICE	\$1,700,000
Property will transfer to the new owner vacant without tenant	

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	15,437	106,014	276,976
2026 Median HH Income	\$120,657	\$137,878	\$131,530
2026 Average HH Income	\$158,184	\$178,109	\$174,643



Investment Highlights:

Location: High-traffic area with excellent visibility **Tenant:** Established business with a strong market presence.

Accessibility: Convenient access to major roads and public transportation

Amenities: This property presents a unique opportunity for owner-users desiring a prime retail location in a thriving community.

Dense, Affluent Residential Trade Area

The property sits within a highly developed Centennial / South Suburban submarket characterized by:

Stable single-family neighborhoods

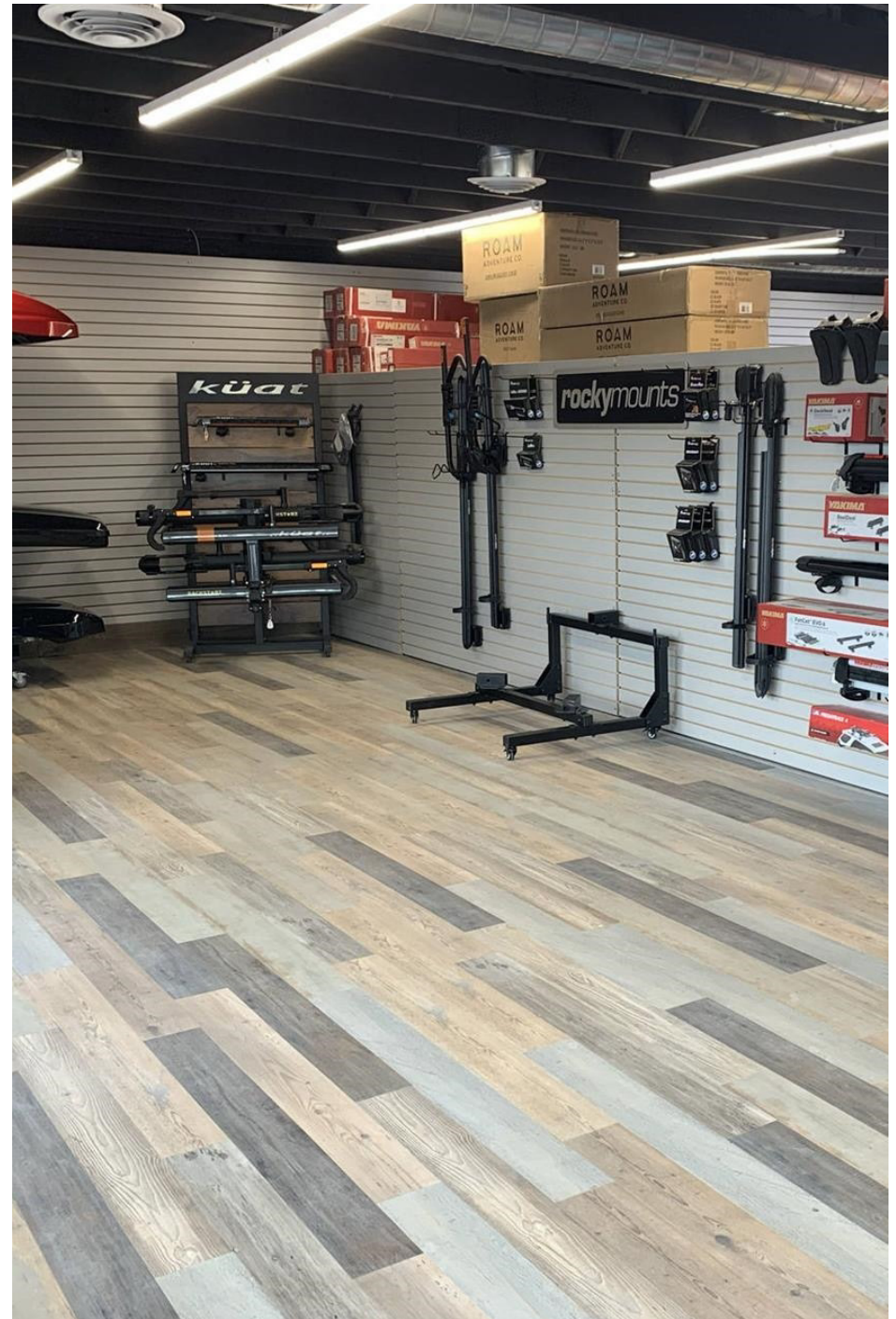
Strong household incomes w/ long-term homeownership patterns

\$159,433 in Recent Capital Improvements (2021) - New roof, upgraded electrical, drive-in garage door installed, mechanical/duct work, and interior improvements significantly reduce near-term capital expenditure risk.

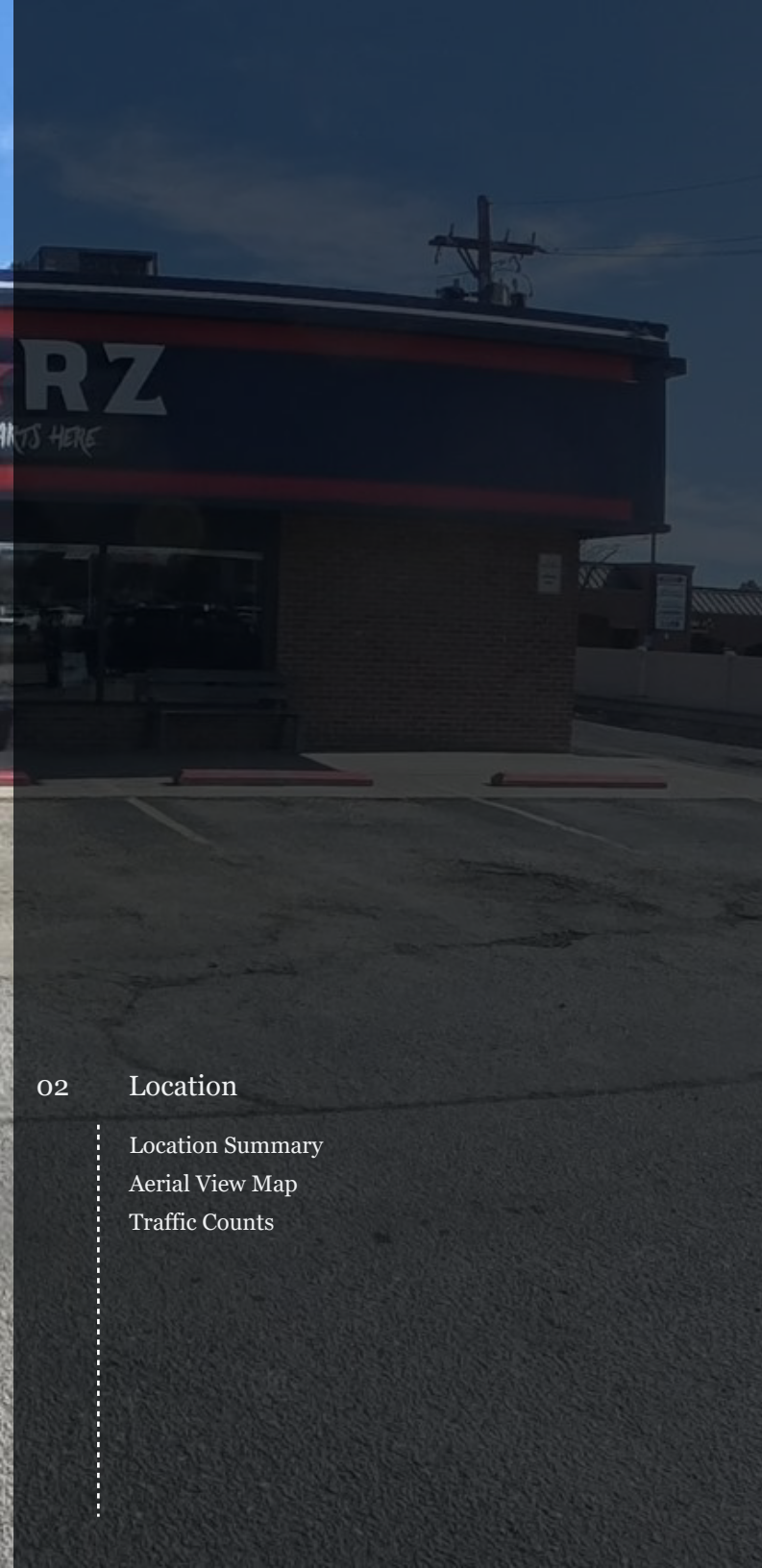
This demographic profile supports service-oriented and specialty retail users particularly well - especially businesses that rely on repeat local clientele rather than destination traffic alone. For an owner-user, that means recurring revenue stability and durable customer loyalty.

Located within the SouthGlenn Square retail node, the property benefits from proximity to The Streets at SouthGlenn and surrounding national retailers, restaurants, and service providers.

The corridor is supported by strong daily traffic counts along University Blvd and Dry Creek Rd creating consistent consumer exposure.



7560 S UNIVERSITY BLVD



02 Location

Location Summary

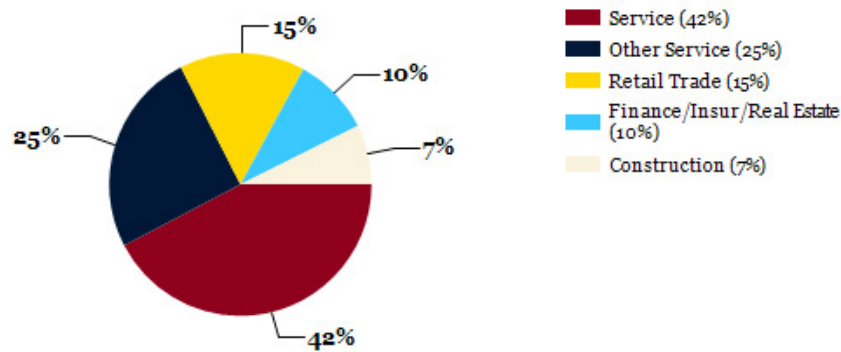
Aerial View Map

Traffic Counts

Prime Retail Opportunity in Centennial, CO – 2,400 SF Freestanding Building

- Situated at the bustling intersection of S University Blvd and E Jamison Ave, this 2,400 square foot freestanding retail building offers exceptional visibility and accessibility in the heart of Centennial's South Submarket. Constructed in 1973, the property boasts 110 feet of frontage on University Blvd, attracting an average daily traffic count exceeding 23,000 vehicles, ensuring maximum exposure for any business.

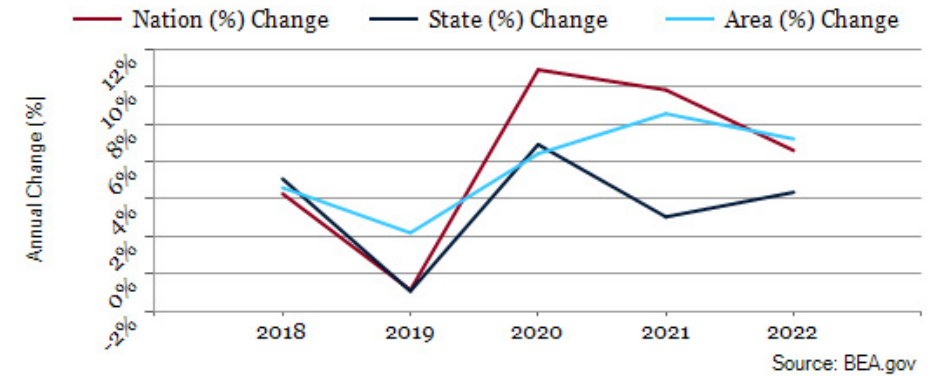
Major Industries by Employee Count

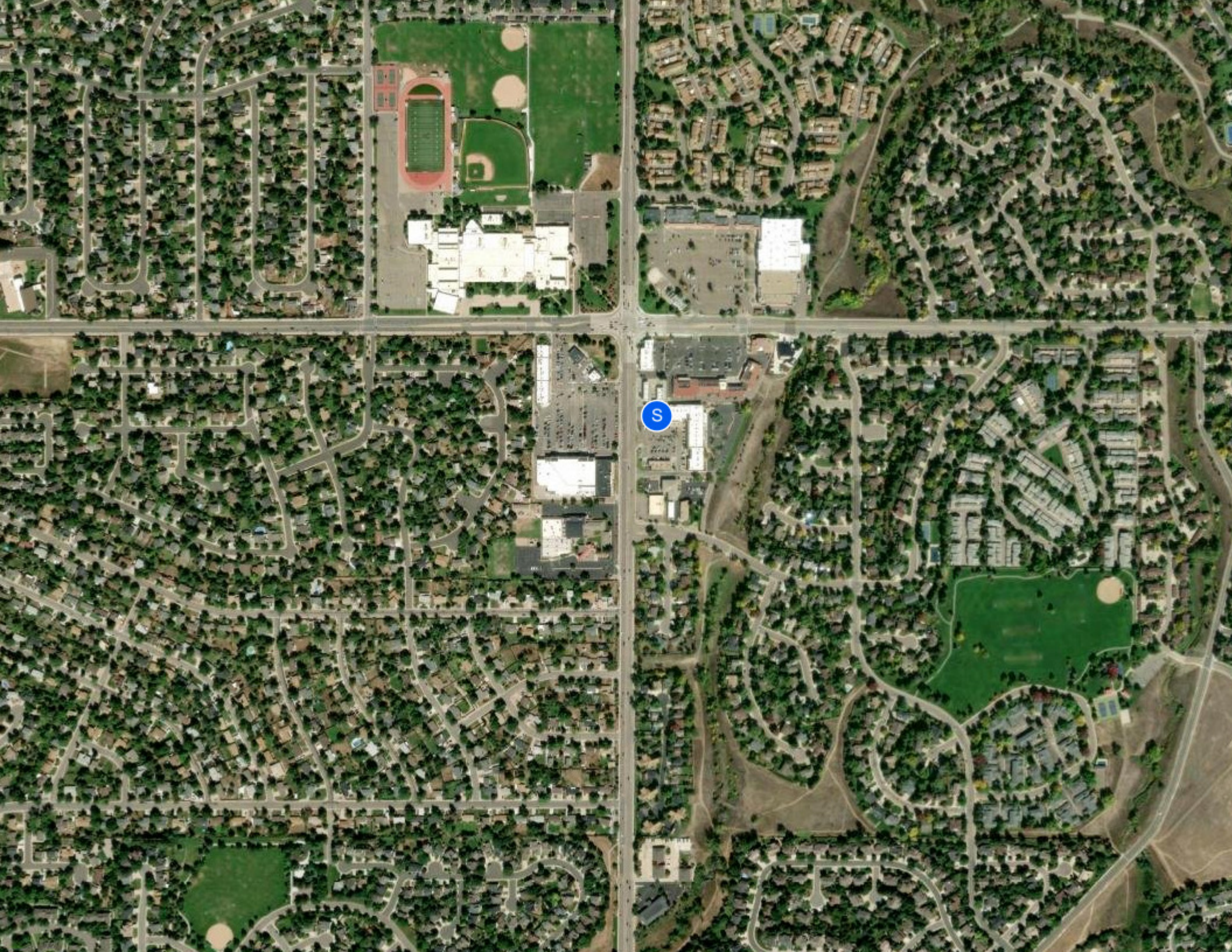


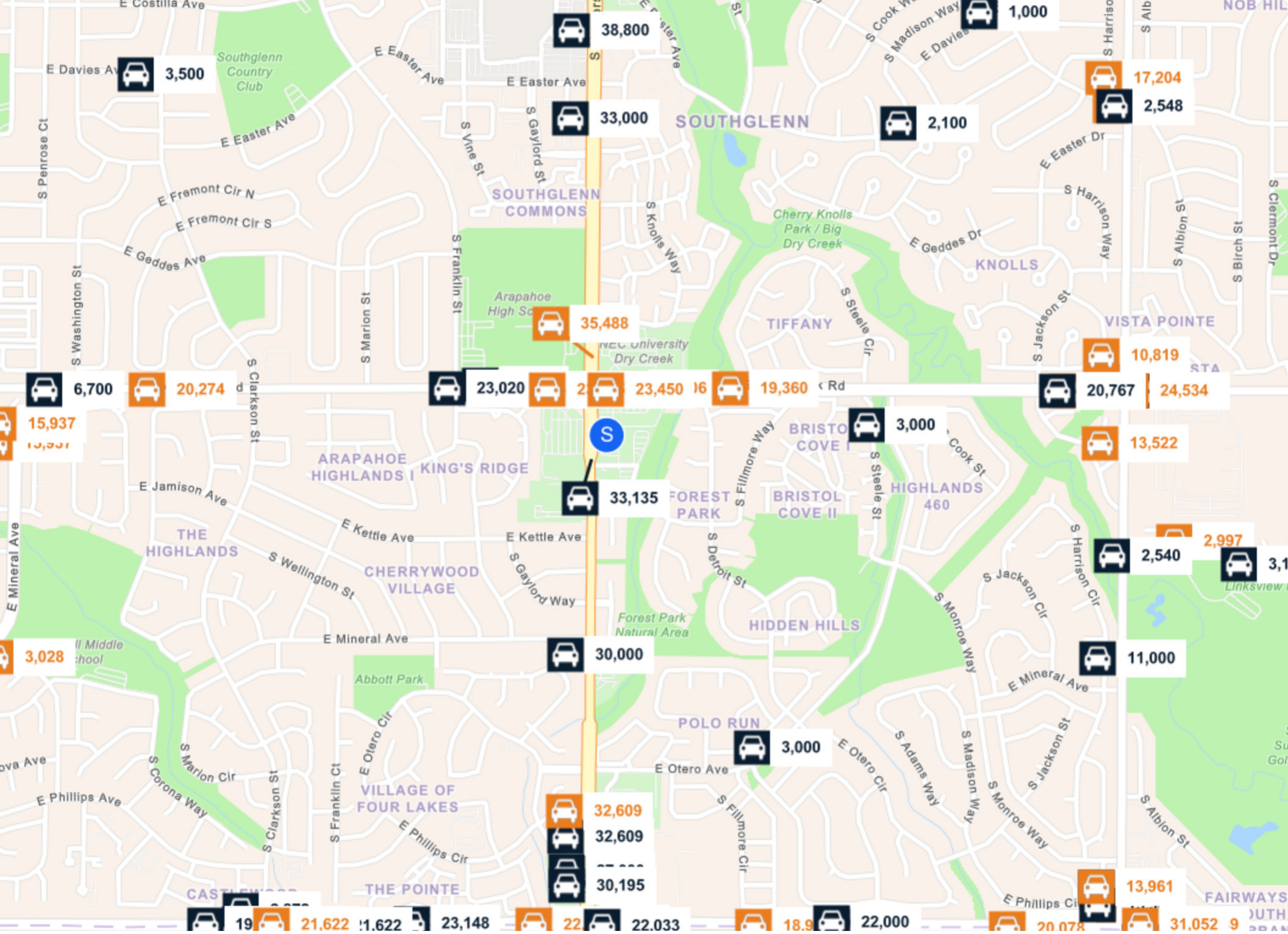
Largest Employers

Comcast	4,500
UnitedHealthcare	3,620
Arrow Electronics	1,530
CommonSpirit Health	1,500
United Launch Alliance	1,420
Sierra Nevada Corporation	1,000
Travelers Indemnity	990
RingCentral	660

Arapahoe County GDP Trend









03 Property Description

Property Features

Property Images

PROPERTY FEATURES

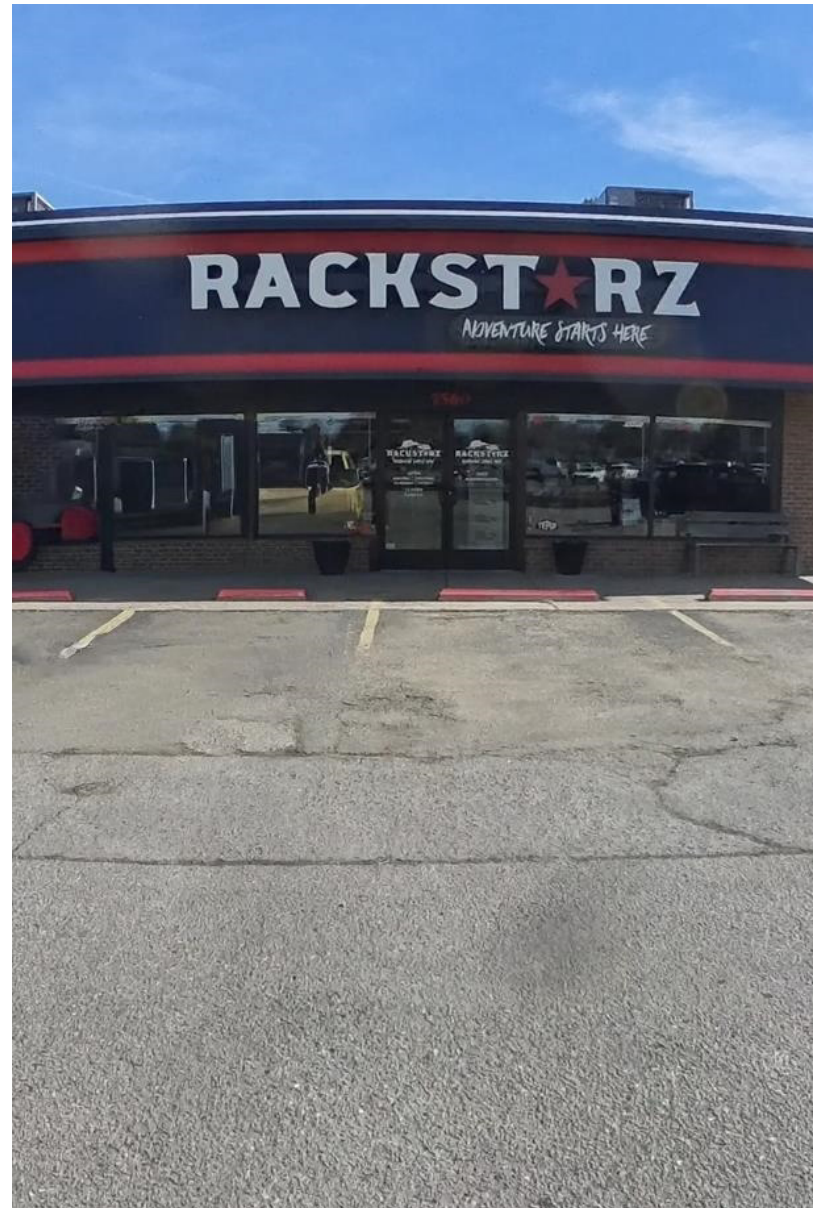
NUMBER OF TENANTS	1
BUILDING SF	2,400
LAND SF	14,810
YEAR BUILT	1973
YEAR RENOVATED	2021
ZONING TYPE	AC
NUMBER OF STORIES	1
PARKING RATIO	7.10/1,000 SF

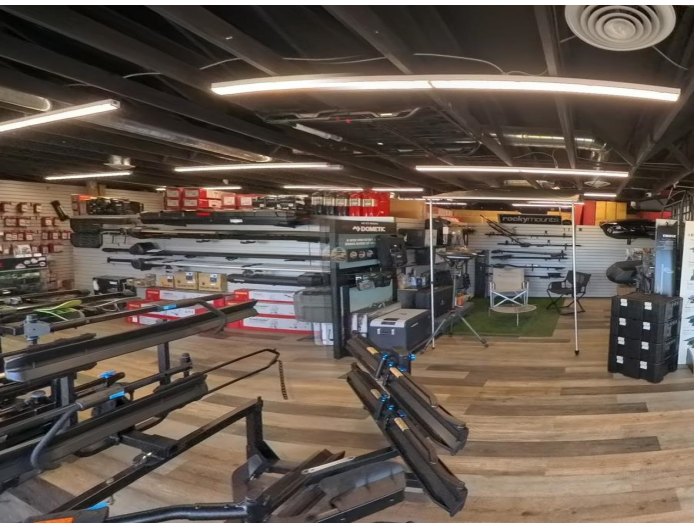
MECHANICAL

HVAC	3 Downdraft Units
FIRE SPRINKLERS	None
LIGHTING	Updated LED

CONSTRUCTION

EXTERIOR	CMU
PARKING SURFACE	Asphalt - Redone in 2026
ROOF	Insulated TPO - new in 2021





04

Sale Comps

Sales Comps

7560 S UNIVERSITY BLVD



8001 Southpark Way

Littleton, CO 80120 (Arapahoe County) - South Submarket



Retail

Sold	11/7/2024	Land Area	1.55 AC/67,372 SF
Sale Price	\$1,400,000 (\$453.22/SF)	Sale Comp Status	Research Complete
GLA	3,089 SF	Sale Comp ID	6939348
Price Status	Confirmed	Parcel Numbers	2077-33-4-05-005
Built	1996		



Type	Name	Location	Phone
Recorded Buyer	McDonald Real Estate Holdings LLC	Littleton, CO 80121	-
True Buyer	Colorado McDonald Enterprises	Littleton, CO 80120	(303) 794-2626
Contacts	Douglas McDonald (303) 503-0015		
Buyer Broker	None on the deal	-	-
Recorded Seller	Bellco Credit Union	Greenwood Village, CO 80111	(800) 235-5261
True Seller	Bellco Credit Union	Greenwood Village, CO 80111	(800) 235-5261
Contacts	John Rivera		
Listing Broker	Cushman & Wakefield	Fort Collins, CO 80525	(970) 776-3900
Contacts	Aki Palmer (720) 299-8733, Cole Vanmeveren (970) 219-3802		
Listing Broker	SullivanHayes Brokerage	Greenwood Village, CO 80111	(303) 534-0900
Contacts	Julie McBrearty (903) 312-7689		



7275 S Havana St

Englewood, CO 80112 (Arapahoe County) - Southeast Submarket



Retail

Sold	2/21/2024	Land Area	0.84 AC/36,590 SF
Sale Price	\$1,750,000 (\$544.15/SF)	Sale Comp Status	Research Complete
GLA	3,216 SF	Sale Comp ID	6661092
Price Status	Confirmed	Parcel Numbers	2075-27-4-18-002
Built	1998		



Type	Name	Location	Phone
Recorded Buyer	American Bank of Freedom	Wright City, MO 63390	(636) 745-2888
True Buyer	American Bank of Freedom	Wright City, MO 63390	(636) 745-2888
Buyer Broker	BRC Real Estate	Lakewood, CO 80214	(303) 495-2212
Contacts	Brian Tobler (303) 506-8122		
Recorded Seller	Bellco First Federal Credit Un	Centennial, CO 80112	-
True Seller	Bellco Credit Union	Englewood, CO 80112	(720) 479-5271
Listing Broker	Cushman & Wakefield	Fort Collins, CO 80525	(970) 776-3900
Contacts	Aki Palmer (720) 299-8733, Cole Vanmeveren (970) 219-3802		
Listing Broker	SullivanHayes Brokerage	Greenwood Village, CO 80111	(303) 534-0900
Contacts	Julie McBrearty (903) 312-7689		



5599 S Rio Grande St

Littleton, CO 80120 (Arapahoe County) - South Submarket



Retail

Sold	4/4/2025	Land Area	0.20 AC/8,712 SF
Sale Price	\$1,600,000 (\$457.14/SF)	Sale Comp Status	Research Complete
GLA	3,500 SF	Sale Comp ID	7118200
Price Status	Confirmed	Parcel Numbers	2077-16-3-02-010
Built	1958		

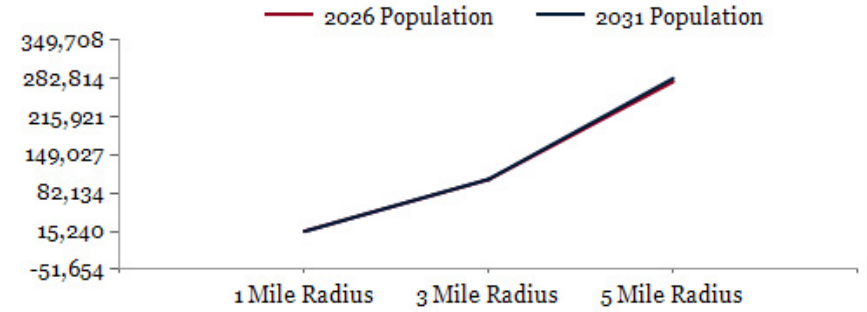


Type	Name	Location	Phone
Recorded Buyer	Megan Ness and David Ness	-	-
True Buyer	Thrive Counseling Group	Littleton, CO 80120	(720) 204-1757
Contacts	Megan Ness (720) 204-1757		
Recorded Seller	2485 Federal Llc	-	-
True Seller	Jimmie A Elmore Jr.	Lakewood, CO 80228	(720) 934-4358
Contacts	Jimmie Elmore (720) 934-4358		
Listing Broker	Life and Legacy Realty	Thornton, CO 80241	(303) 249-9940
Contacts	Shelley Hillesheim (303) 249-9940		

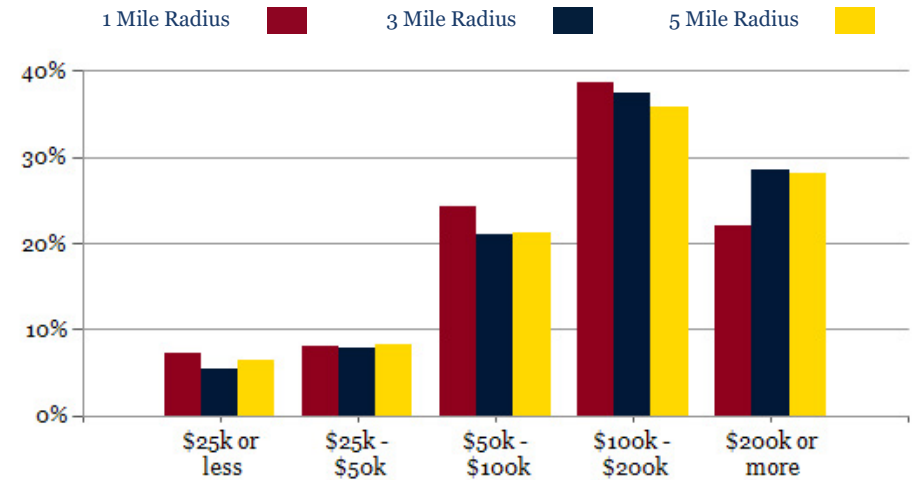
05 Demographics
General Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,977	103,322	226,298
2010 Population	14,992	100,021	252,662
2026 Population	15,437	106,014	276,976
2031 Population	15,240	106,521	282,814
2026 African American	212	1,441	4,802
2026 American Indian	79	537	1,610
2026 Asian	458	4,790	18,319
2026 Hispanic	1,388	10,465	30,154
2026 Other Race	341	2,769	8,175
2026 White	12,871	86,276	216,251
2026 Multiracial	1,469	10,100	27,584
2026-2031: Population: Growth Rate	-1.30%	0.50%	2.10%

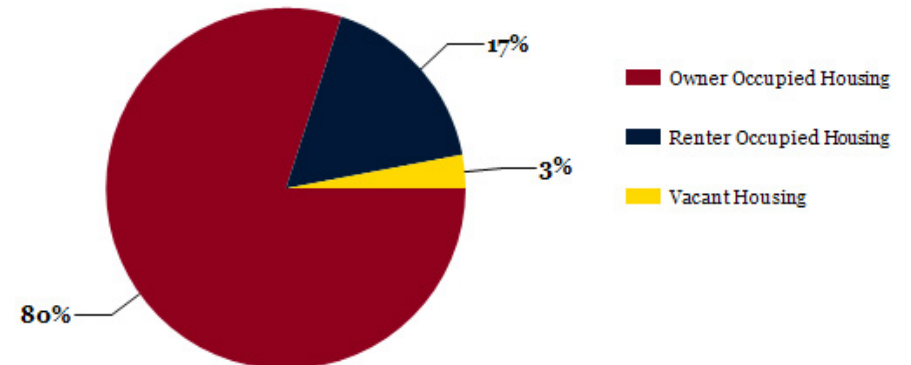
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	220	1,240	4,396
\$15,000-\$24,999	235	1,053	2,982
\$25,000-\$34,999	217	1,295	3,471
\$35,000-\$49,999	288	1,971	5,920
\$50,000-\$74,999	761	4,488	12,161
\$75,000-\$99,999	769	4,294	11,860
\$100,000-\$149,999	1,427	8,179	22,233
\$150,000-\$199,999	1,013	7,481	18,156
\$200,000 or greater	1,399	11,944	31,826
Median HH Income	\$120,657	\$137,878	\$131,530
Average HH Income	\$158,184	\$178,109	\$174,643



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

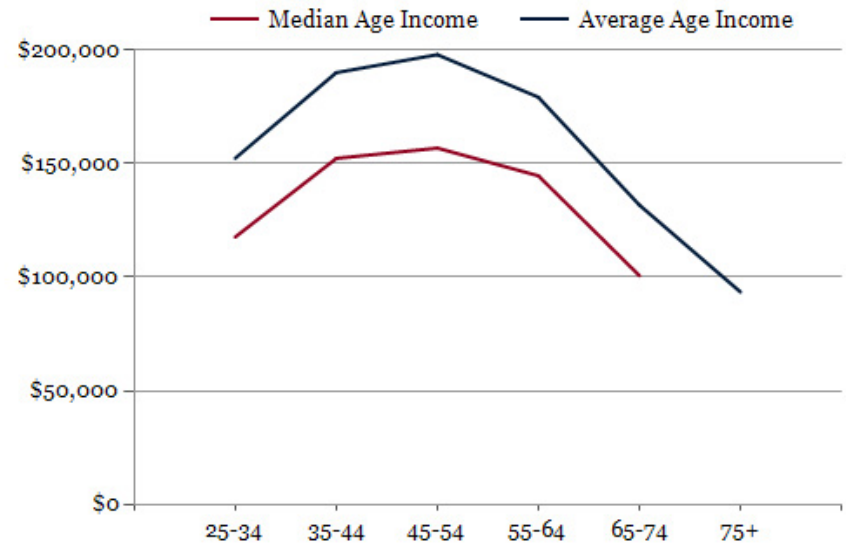
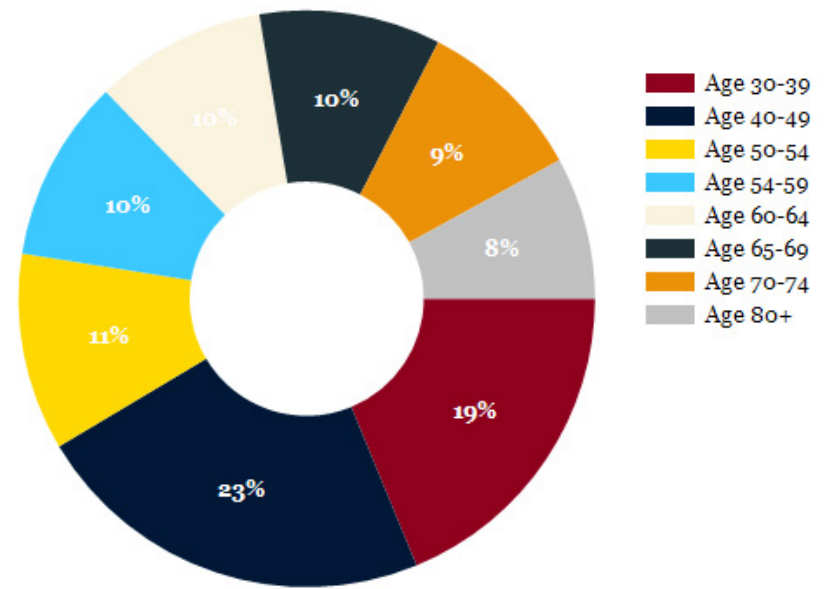


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	851	6,109	18,588
2026 Population Age 35-39	948	6,654	18,254
2026 Population Age 40-44	1,123	7,522	19,552
2026 Population Age 45-49	1,048	7,047	18,300
2026 Population Age 50-54	1,060	7,033	19,222
2026 Population Age 55-59	980	6,718	17,893
2026 Population Age 60-64	922	6,817	17,117
2026 Population Age 65-69	975	6,767	15,341
2026 Population Age 70-74	908	5,814	12,798
2026 Population Age 75-79	764	4,825	10,661
2026 Population Age 80-84	487	3,017	6,677
2026 Population Age 85+	404	2,735	6,058
2026 Population Age 18+	12,359	84,064	221,398
2026 Median Age	44	44	41
2031 Median Age	45	45	42

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$117,677	\$125,598	\$113,035
Average Household Income 25-34	\$152,368	\$165,001	\$149,029
Median Household Income 35-44	\$152,308	\$163,737	\$153,329
Average Household Income 35-44	\$190,091	\$205,364	\$190,234
Median Household Income 45-54	\$156,842	\$174,339	\$176,247
Average Household Income 45-54	\$198,021	\$220,558	\$221,888
Median Household Income 55-64	\$144,675	\$168,172	\$169,355
Average Household Income 55-64	\$179,275	\$210,359	\$211,448
Median Household Income 65-74	\$100,673	\$111,239	\$108,069
Average Household Income 65-74	\$131,769	\$154,474	\$154,503
Average Household Income 75+	\$93,466	\$103,377	\$106,441

Population By Age





06

Company Profile

Advisor Profile



Lance Somerville
Commercial Advisor

Lance Somerville is a Colorado-based commercial real estate advisor who operates at the intersection of strategy, finance, and execution. With over two decades of experience, he brings a modern, advisory-driven approach to owner-users, investors, and business operators navigating complex real estate decisions in the Greater Denver market.

His career began in residential real estate before expanding into commercial brokerage and national real estate franchising. After launching his licensed career in Albuquerque, Lance returned to Colorado to work at RE/MAX World Headquarters, where he spent nearly seven years advising and brokering franchised real estate offices across the western U.S. That experience shaped his ability to think beyond individual transactions and focus on business fundamentals, scalability, and risk management.

Since 2013, Lance has focused exclusively on commercial real estate in Colorado, advising clients on acquisitions, dispositions, leasing strategy, land opportunities, and investor coordination. His work spans both national organizations and locally owned businesses, allowing him to remain highly tactical while maintaining a strategic, big-picture lens.

Lance is recognized for his integrity-first mindset, data-driven decision making, and commitment to creating clarity in every transaction.



Troy Skaggs
Commercial Advisor

Troy is a results-driven commercial real estate specialist based in Parker, Colorado, serving the dynamic Denver Metro and Front Range markets. With deep knowledge of the local landscape - including office, industrial, retail, land, and investment properties, Troy helps clients navigate complex transactions in one of Colorado's fastest-growing corridors.

Focused on delivering exceptional value through strategic representation, market insight, and client-first service, Troy excels in leasing, sales and buyer/tenant advisory in Parker and surrounding areas.

7560 S University Blvd

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