

**7790**

**S WHEELING CT**

ENGLEWOOD, CO 80112

LEASE RATE

**\$14.00 SF/YR (NNN)**



**MARC S. LIPPITT**

CHAIRMAN | PRESIDENT

303.321.5888

mlippitt@uniqueprop.com

**JUSTIN N. HERMAN**

VICE PRESIDENT

720.881.6343

jherman@uniqueprop.com

**UNIQUE**  
PROPERTIES

TCN  
REAL ESTATE SERVICES

400 S. Broadway | Denver, CO 80209  
www.uniqueprop.com | 303.321.5888

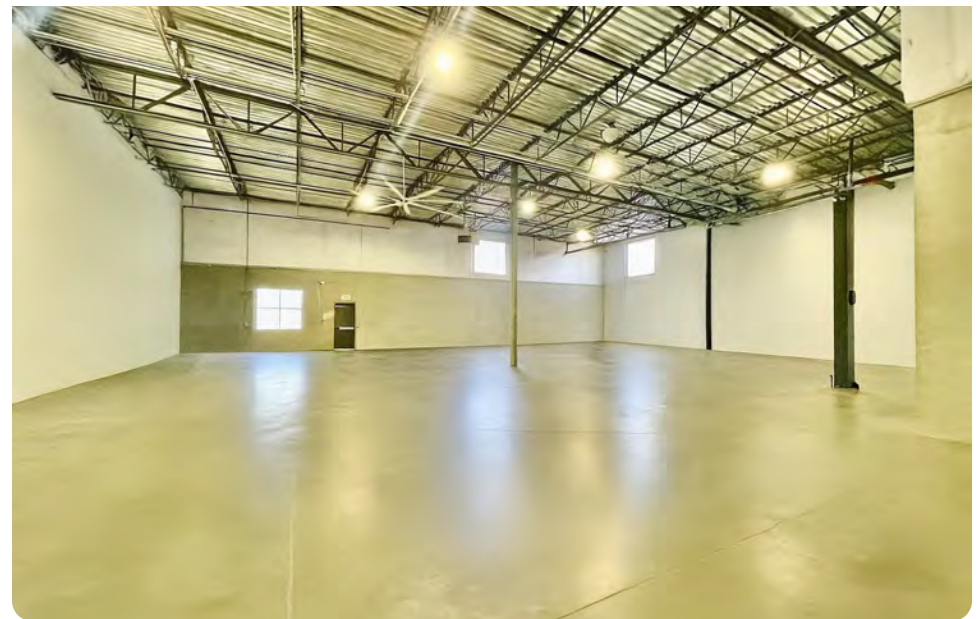
# PROPERTY HIGHLIGHTS

Lease Rate:	\$14.00 PSF + NNN
Property Type	\$7.00 PSF
Property Subtype	10,400 SF
Building Size	20,800 SF
Lot Size	12' x 14'
Dock High Loading:	9' x 10' w/ Dock Leveler
Sprinkler:	Yes   ESFR
Year Built	2002
Zoning:	MU (Arapahoe County)
County:	Arapahoe
Property Taxes (2025):	\$113,352 (\$5.45 PSF)

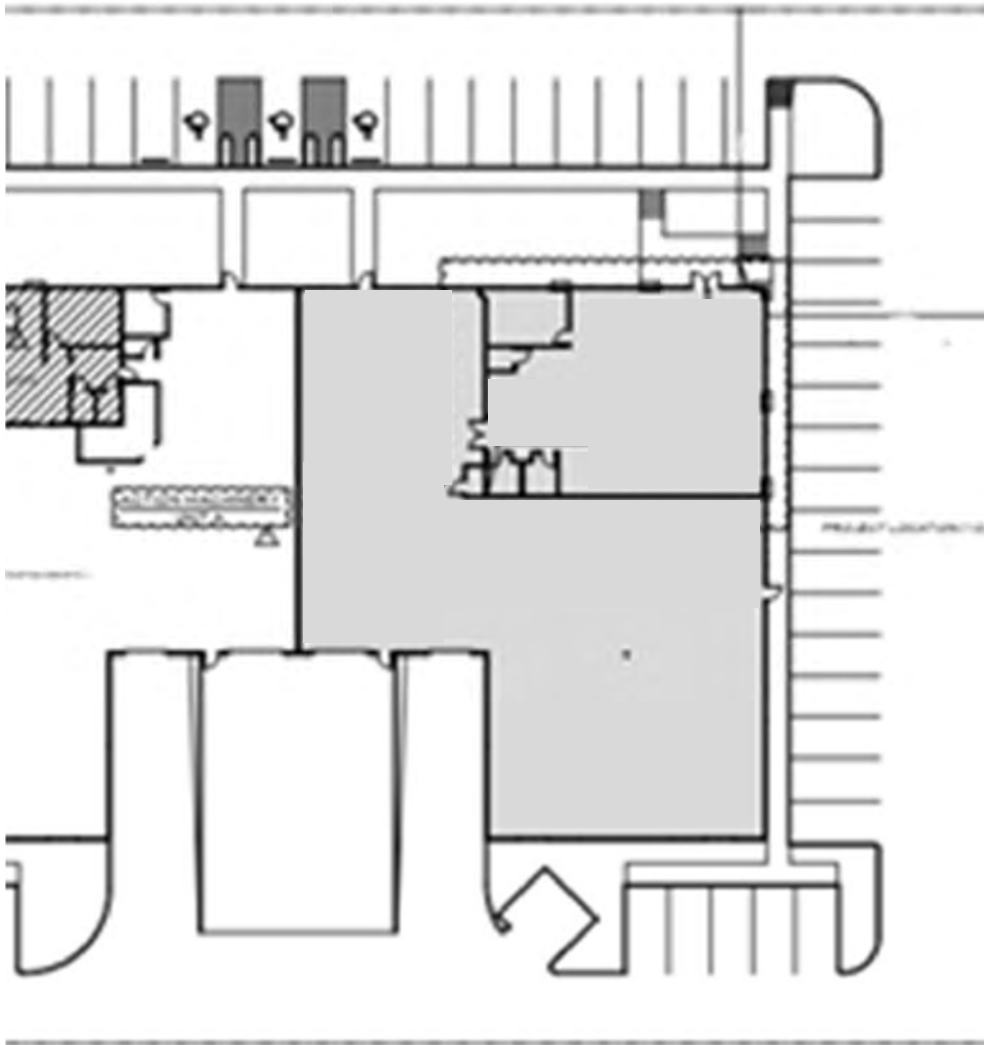
## PROPERTY DESCRIPTION

Marc Lippitt and Justin Herman are pleased to present to qualified users, the opportunity to rent 10,400 square feet office warehouse at 7790 S. Wheeling Court. This is a rare opportunity to lease a class A tilt up concrete building in the heart of Dove Valley. This property is immediately adjacent to Centennial Airport and the Broncos' Practice Facility. The property features around 2,500 SF of office space with 18 ft ceilings in the warehouse. The property has both dock high and drive-in loading. This is a truly one of a kind opportunity.

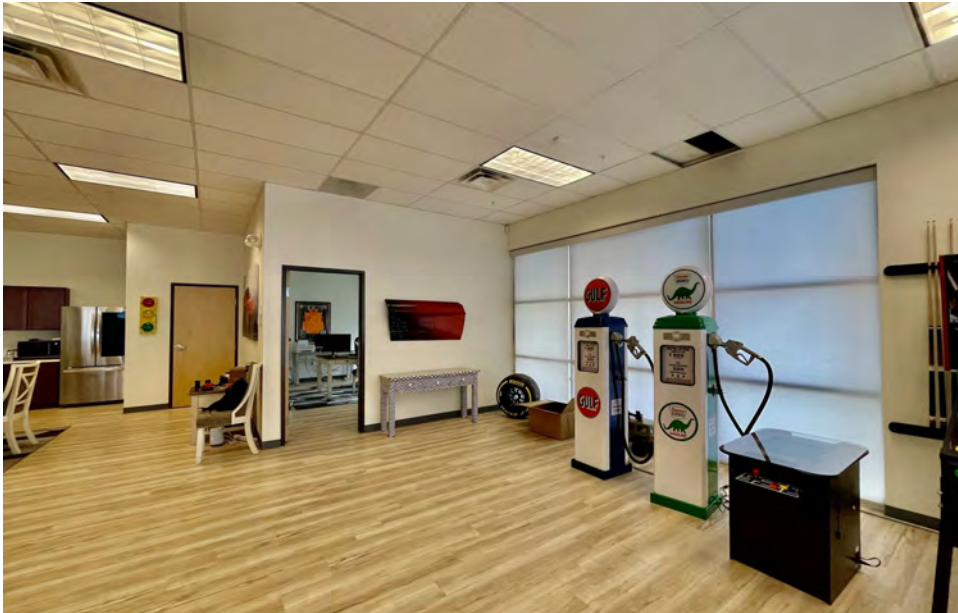
- Great Location | Located in Dove Valley
- Easy Access to I-25 and E-470.
- Both Drive In & Dock High Loading
- High 18'ft clearance in the warehouse.
- Beautifully finished office space.
- Lease expires in November 2027.



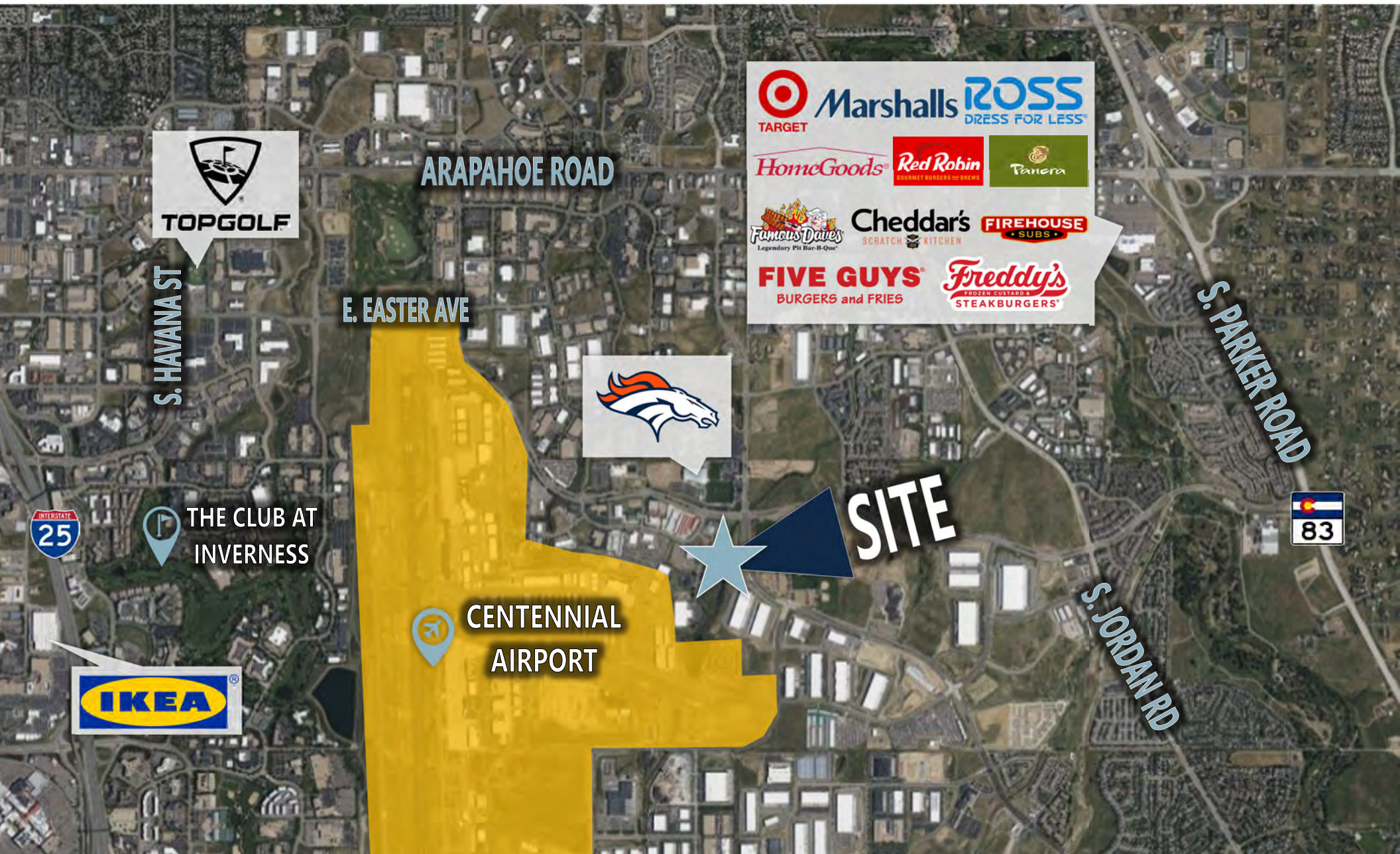
# UNIT FLOORPLAN



# ADDITIONAL PHOTOS



# AREA MAP



# AREA DEMOGRAPHICS

Radius	1 Mile	2 Mile	3 Mile	Radius	1 Mile	2 Mile	3 Mile
<b>Population:</b>				<b>2024 Households by Household Inc:</b>			
2029 Projection	2,199	16,411	57,006	<\$25,000	112	705	1,715
2024 Estimate	2,215	15,957	53,647	\$25,000 - \$50,000	205	876	2,967
2010 Census	2,334	16,220	51,353	\$50,000 - \$75,000	311	1,182	3,625
Growth 2024-2029	-0.72%	2.85%	6.26%	\$75,000 - \$100,000	78	938	3,256
Growth 2020-2024	-5.10%	-1.62%	4.47%	\$100,000 - \$125,000	170	911	3,089
Median Age	32.80	34.80	35.60	\$125,000 - \$150,000	11	379	1,845
Average Age	32.50	35.00	36.30	\$150,000 - \$200,000	43	985	2,707
<b>2024 Population by Race:</b>				\$200,000+	43	688	3,395
White	1,209	9,824	35,106	<b>2024 Population by Education:</b>			
Black	318	1,101	2,517	Some High School, No Diploma	150	561	1,244
Am. Indian & Alaskan	20	138	406	High School Grad (Incl Equivalency)	296	1,540	4,698
Asian	196	2,127	7,540	Some College, No Degree	427	2,489	9,466
Hawaiian & Pacific Island	1	10	49	Associate Degree	59	886	2,704
Other	471	2,756	8,028	Bachelor Degree	256	3,775	13,624
Hispanic Origin	405	2,275	6,878	Advanced Degree	376	2,700	8,843
<b>U.S. Armed Forces:</b>				<b>2024 Population by Occupation</b>			
<b>Households:</b>	<b>0</b>	<b>21</b>	<b>160</b>	Real Estate & Finance	87	957	4,106
2029 Projection	963	6,843	24,107	Professional & Management	679	6,425	24,021
2024 Estimate	971	6,663	22,601	Public Administration	93	436	1,085
2010 Census	1,030	6,776	21,469	Education & Health	269	1,892	6,057
Growth 2024-2029	-0.82%	2.70%	6.66%	Services	294	1,696	4,087
Growth 2020-2024	-5.73%	-1.67%	5.27%	Information	105	637	1,766
Owner Occupied	212	3,039	10,598	Sales	334	1,750	6,759
Renter Occupied	759	3,625	12,003	Transportation	0	126	640
<b>2024 Avg Household Income</b>	<b>\$79,424</b>	<b>\$110,748</b>	<b>\$122,555</b>	Retail	138	898	2,999
<b>2024 Med Household Income</b>	<b>\$63,588</b>	<b>\$90,165</b>	<b>\$97,976</b>	Wholesale	14	242	802
				Manufacturing	129	482	1,595
				Production	41	706	2,148
				Construction	64	539	1,292
				Utilities	0	401	1,735
				Agriculture & Mining	160	238	321
				Farming, Fishing, Forestry	0	23	31
				Other Services	66	481	1,499



**MARC S. LIPPITT**

CHAIRMAN | PRESIDENT

**303.321.5888**

[mlippitt@uniqueprop.com](mailto:mlippitt@uniqueprop.com)

**JUSTIN N. HERMAN**

VICE PRESIDENT

**720.881.6343**

[jherman@uniqueprop.com](mailto:jherman@uniqueprop.com)