

6649

S PARIS ST

CENTENNIAL, CO 80111

FOR SALE
\$3,000,000



6,324 RSF
FREESTANDING BUILDING



PHILLIP A. YEDDIS

EXECUTIVE VICE PRESIDENT

303.512.1162

pyeddis@uniqueprop.com



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

PROPERTY HIGHLIGHTS

Address	6649 S Paris St Centennial, CO 80111
Sale Price	\$3,000,000
NOI	\$182,067
Cap Rate	6.07%
Building Size	6,324 SF
Lot Size	25,265 SF (0.58 AC)
Parking	27 Spaces (4.27/1000)
Year Built	2009
Zoning	CG

PROPERTY DESCRIPTION

Hard to find freestanding office building along the thriving Arapahoe Road corridor. Ideal owner user building.

Buyer can move in immediately or keep existing tenant. There is a current lease expiring December 31, 2027 with annual income of \$182,067.36 a year (NNN).

- Next door to Starbucks, Holiday Inn, Natural Grocers, Mavericks Gas Station, and Top Golf
- Very strong daytime/ nighttime population
- Easy access/ short distance to I-25, Parker Road, and DTC
- Highly affluent trade area
- Abundant parking
- Hard to find freestanding office building
- Near Centennial Airport, City of Centennial, and Arapahoe County Justice Center



INTERIOR PHOTOS

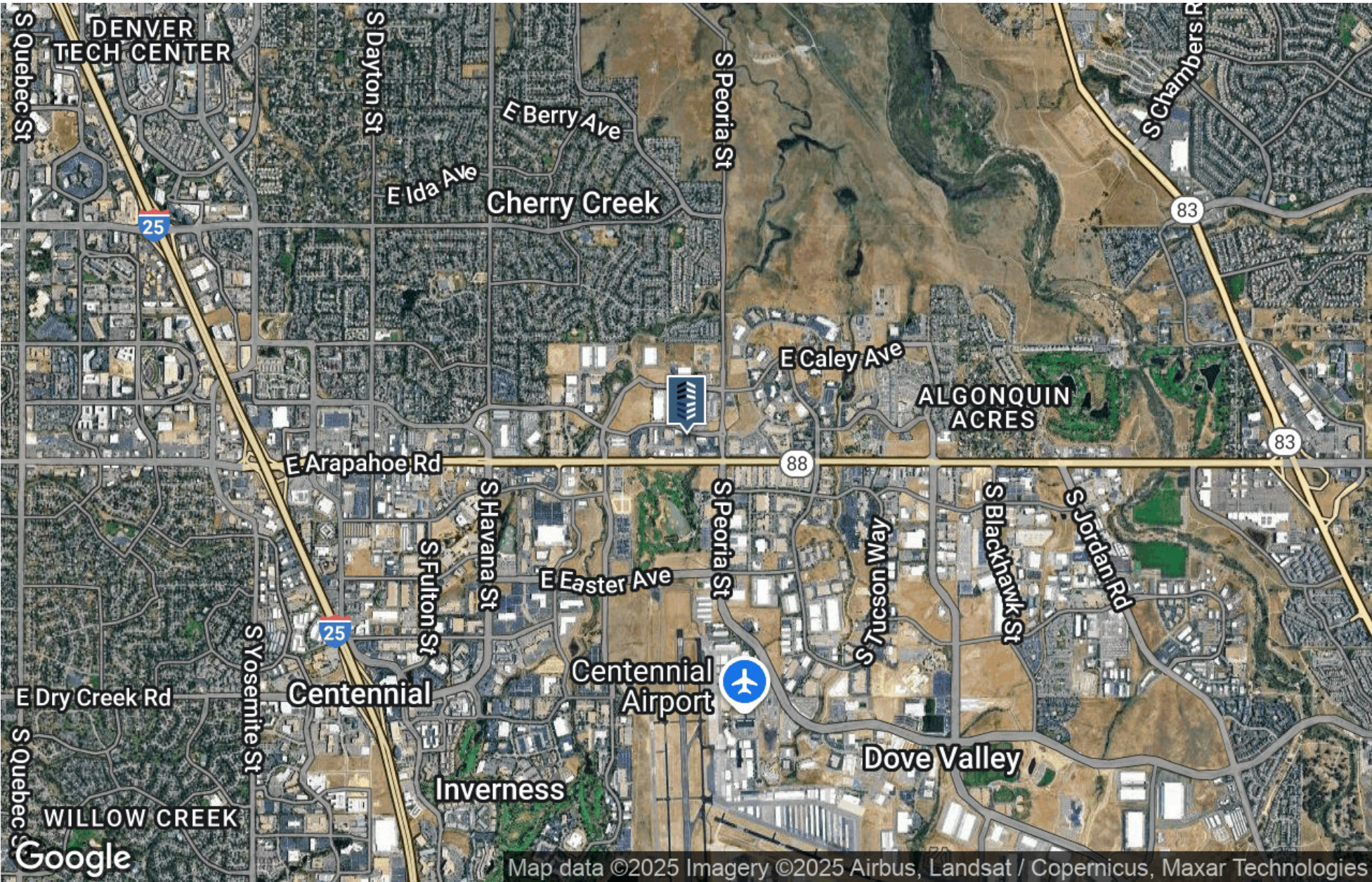


RETAIL MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

LOCATION MAP



DEMOGRAPHICS & TRAFFIC COUNTS

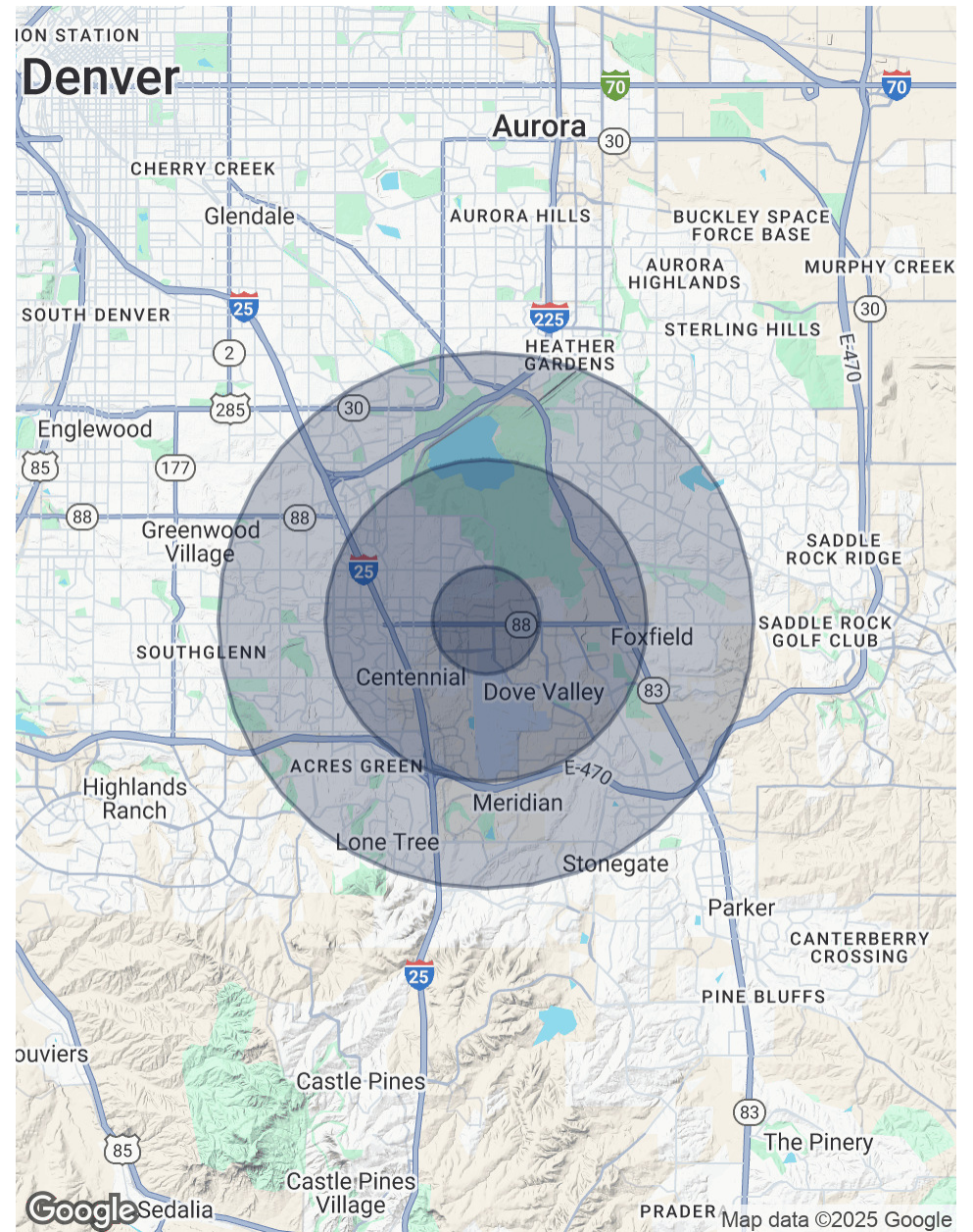
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,943	65,159	249,741
Average Age	39	40	40
Average Age (Male)	38	39	39
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,768	26,667	101,750
# of Persons per HH	2.8	2.4	2.5
Average HH Income	\$208,340	\$161,356	\$150,400
Average House Value	\$928,844	\$807,522	\$713,314

Demographics data derived from AlphaMap

TRAFFIC COUNTS

E Arapahoe Rd & S Paris St W	69,948 VPD
E Arapahoe Rd & S Peoria St E	60,177 VPD



WHY DENVER?

Growth & Talent

- #1 Economy in the nation for 3 straight years.
- Denver ranks #3 Top Moving Destination and Colorado ranks #5 in states where people are moving to. (2020, Penske + Uhaul)
- Denver is currently growing at **1.48%** annually and its population has increased by **24.82%** (2021) since the 2010 census.
- Denver ranks #12 for tech talent across North America. The number of tech workers has grown **31.1%** since 2015.
- Denver's millennial population, aged 22 to 36, has grown **20.1%** since 2014 making it the #3 most concentrated market of millennials in the country.
- Denver's average salary is \$107,481 which ranks #9 for cities across North America.

#1

Best State
Economy
U.S. News

#2

Best Place
to Live
U.S. News

#3

Fastest Growing
State This Decade
U.S. Census

A BURGEONING BUSINESS HUB



AEROSPACE & DEFENSE



ENERGY



LIFE SCIENCE



Finance



EDUCATION



FOOD & BEVERAGE



BIOSCIENCE



TECHNOLOGY & TELECOM



GOVERNMENT



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