

FOR SALE

18,037 SF Multi-Tenant, Class B Flex Building



7318 South Revere Parkway, Unit 101A, Centennial, CO 80112

For more information:

SHANE ROBSON

512-450-8203

shane@malmancre.com

\$3,066,000

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Property Facts

Ask Price	\$3,066,000
Building Size	18,037 SF
Lot Size	0.925 Acres
Total Units	7 Units (B1-B7)
Vacant SF	10,030 SF
Occupied SF	8,007 SF
NOI	~ \$59,851 or \$9.10/SF Leased
Ceiling Clearance	10' (Drop Ceiling) / 15' (No Drop Ceiling)
Number of Stories	1 Level
Loading	10' & 12' Overhead Doors
Parking	36 Surface Spaces
Zoning	Centennial BP100 (allows office & enclosed light industrial uses)
County	Arapahoe
Year Built	1998
Property Taxes	\$53,739.52
HOA Dues	\$4,769.07 (monthly)
Power	600-800 Amp, 3 Phase, 240 VAC

Highlights

- Excellent owner-user, Flex space opportunity for 8,918 SF, with a 9,119 SF multi-tenant rental component.
- Convert back to a full 7-unit, multi-tenant investment property, meeting an unmet need for small-bay flex space.
- Most overhead doors are still in-place, allowing for space to be converted back to warehouse.
- Close proximity to the Centennial Airport and convenient dining off Arapahoe Road.



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POPULATION

	1 mile	3 mile	5 mile
2025 Population	1,193	54,733	223,047
2030 Population	1,215	60,898	241,402

INCOME

	1 mile	3 mile	5 mile
Avg Household Income	\$79,413	\$162,960	\$159,667
Median Household Income	\$66,225	\$116,117	\$119,805

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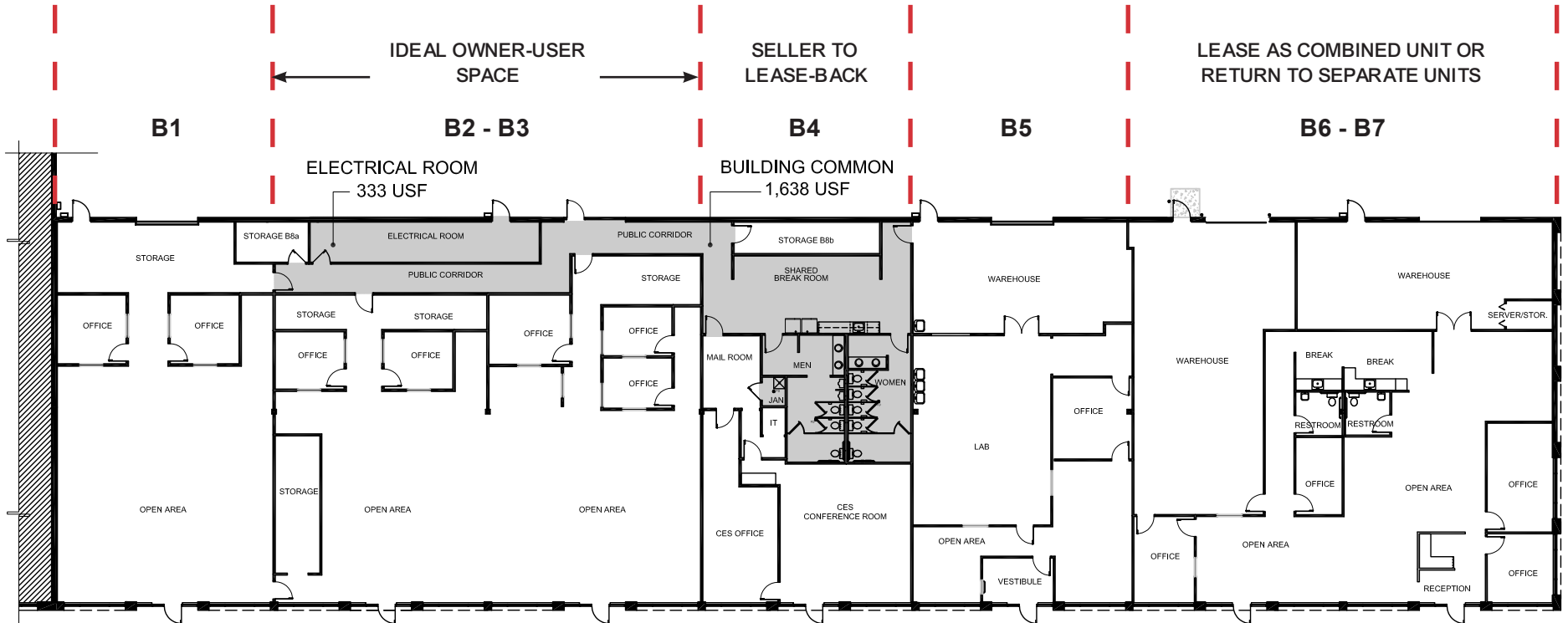
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Floor Plan

COMMON AREA FOR UNITS B1 - B5,
SHADED IN GREY



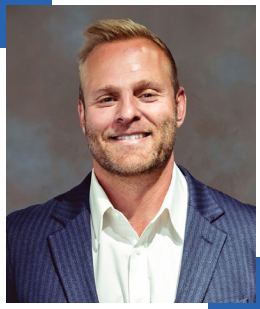
TENANT SPACE B1	TENANT SPACE B2	TENANT SPACE B3	SPACE B4	TENANT SPACE B5	TENANT SPACE B6	TENANT SPACE B7
VACANT	VACANT	VACANT	CES OFFICE	LEASED: TG LABS	VACANT	LEASED - AMD
2,550 USF	2,056 USF	1,727 USF	3,666 USF	2,637 USF	2,362 USF	2,772 USF
3,159 RSF	2,547 RSF	1,782 RSF	1,430 RSF	3,267 RSF	2,542 RSF	2,983 RSF
17.51%	14.12%	9.88%	7.94%	18.11%	14.09%	(OFFICE - 2,001 RSF)
			SPACE B8a			(WAREHOUSE - 983 RSF)
			STORAGE			16.54%
			106 USF			
			131 RSF			
			1.81%			
				SPACE B8b		
				STORAGE		
				161 USF		
				196 RSF		
				1.81%		

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Meet the Broker



Shane Robson

Broker Associate

(512) 450-8203

shane@malmacre.com

Originally from Anchorage, AK, Shane earned a BS in Engineering from the University of Texas at Austin and completed MBA coursework at Indiana University at Bloomington and University of Illinois at Urbana-Champaign and Masters coursework in Real Estate at Georgetown University. He has worked as a B2B Technical Sales Engineer, where he was a top producer, focused on O&G, and as a Residential Broker, focused on high density student housing near the University of Texas campus, where he discovered his passion for opportunistic investment in real estate. He moved to Denver in 2012 from Austin, TX to reunite with his outdoor roots from Alaska. He brings over 13 years of real estate brokerage experience and a proven track record of being highly detailed with strong investment analytical skills, including high level investment modeling using Excel and Argus. Shane focuses on industrial, retail and office sectors.



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The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been any change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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FOR MORE INFORMATION:

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