



# Land Sale and/or Development Opportunity

**NWC E. PEAKVIEW AVE. & S. RACINE CIR.  
CENTENNIAL, CO 80111**

## Site

7.067 Total Acres

## Divisible

Approx. 1.355 & 5.712 Acres

## Sales Price

\$3,395,000

Individual Lots Subject to Quote

## Land for Sale

### Property Highlights

- Great SE location just north of Arapahoe Road off of Peoria St.
- Zoning: BP 100- Potential uses include office, light industrial, medical office, commercial and retail
- Utilities to site
- Easy access to I-25 and Parker Road via Arapahoe Road
- Numerous entertainment, shopping and dining amenities nearby

*For information, please contact:*

### Bruce Mawhinney

Director

t 303-260-4255

bruce.mawhinney@nmrk.com

1800 Larimer Street, Suite 1700  
Denver, CO 80202

[nmrk.com](http://nmrk.com)

# NEWMARK

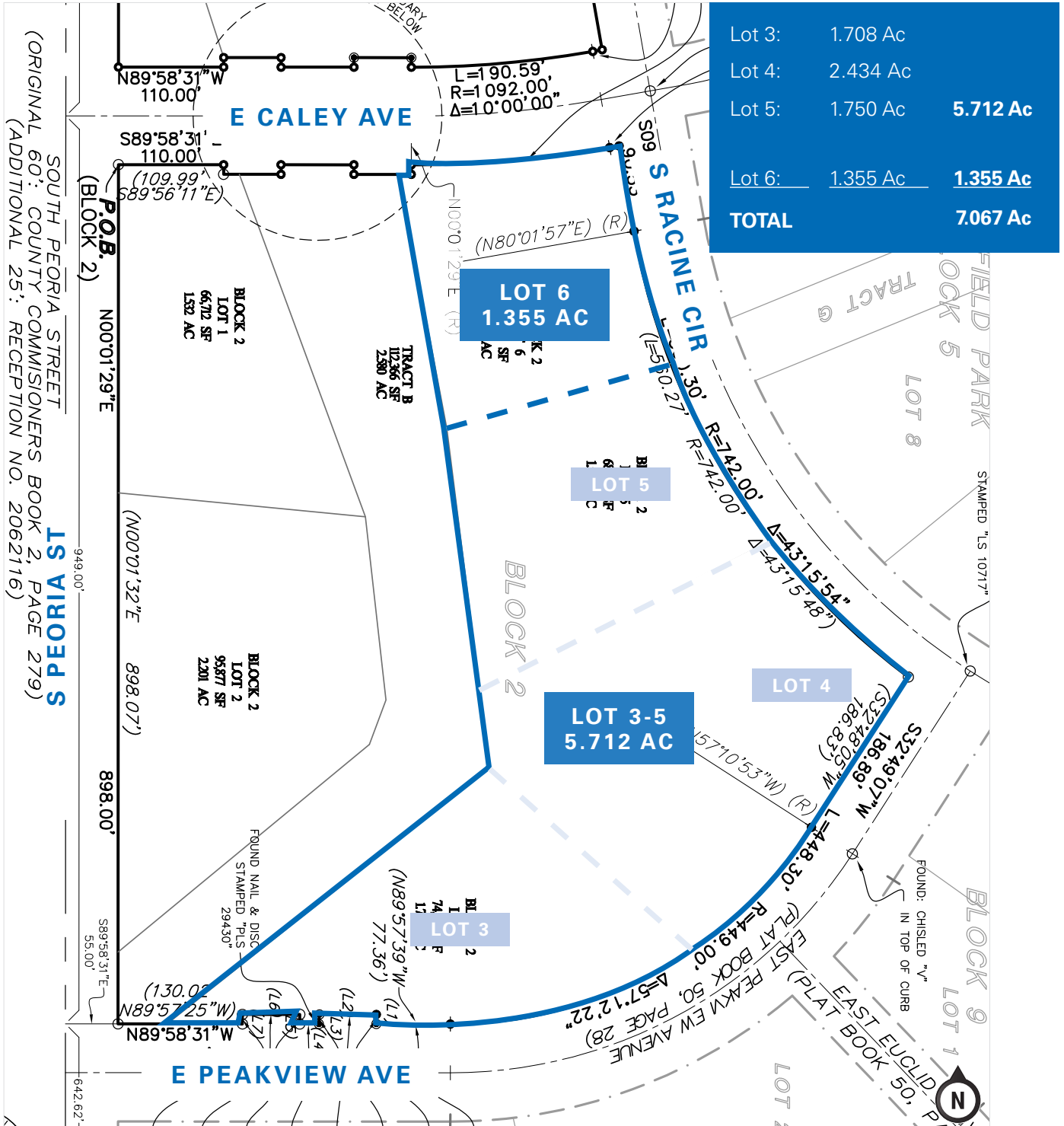
The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

**NWC E. PEAKVIEW AVE. & S. RACINE CIR., CENTENNIAL, CO 80111**

**Property Details**

**Site Size:** 7.067 acres  
**Divisible:** Approx. 1.355 & 5.712 acre sites  
**Zoning:** BP100- Potential uses include office, light industrial, medical office, commercial and retail

**Utilities:** All utilities are available to site  
**Sale Price:** \$3,395,000  
 Individual lots subject to quote



# NWC E. PEAKVIEW AVE. & S. RACINE CIR., CENTENNIAL, CO 80111

## Planned Development

Lots 3, 4 and 5 were purchased for the development of a Garage Condominium/Office/Flex Space project. For a buyer interested in pursuing such a development project, the purchase price includes several completed (as well as nearly completed) processes that should add significant value to the purchase of these lots.

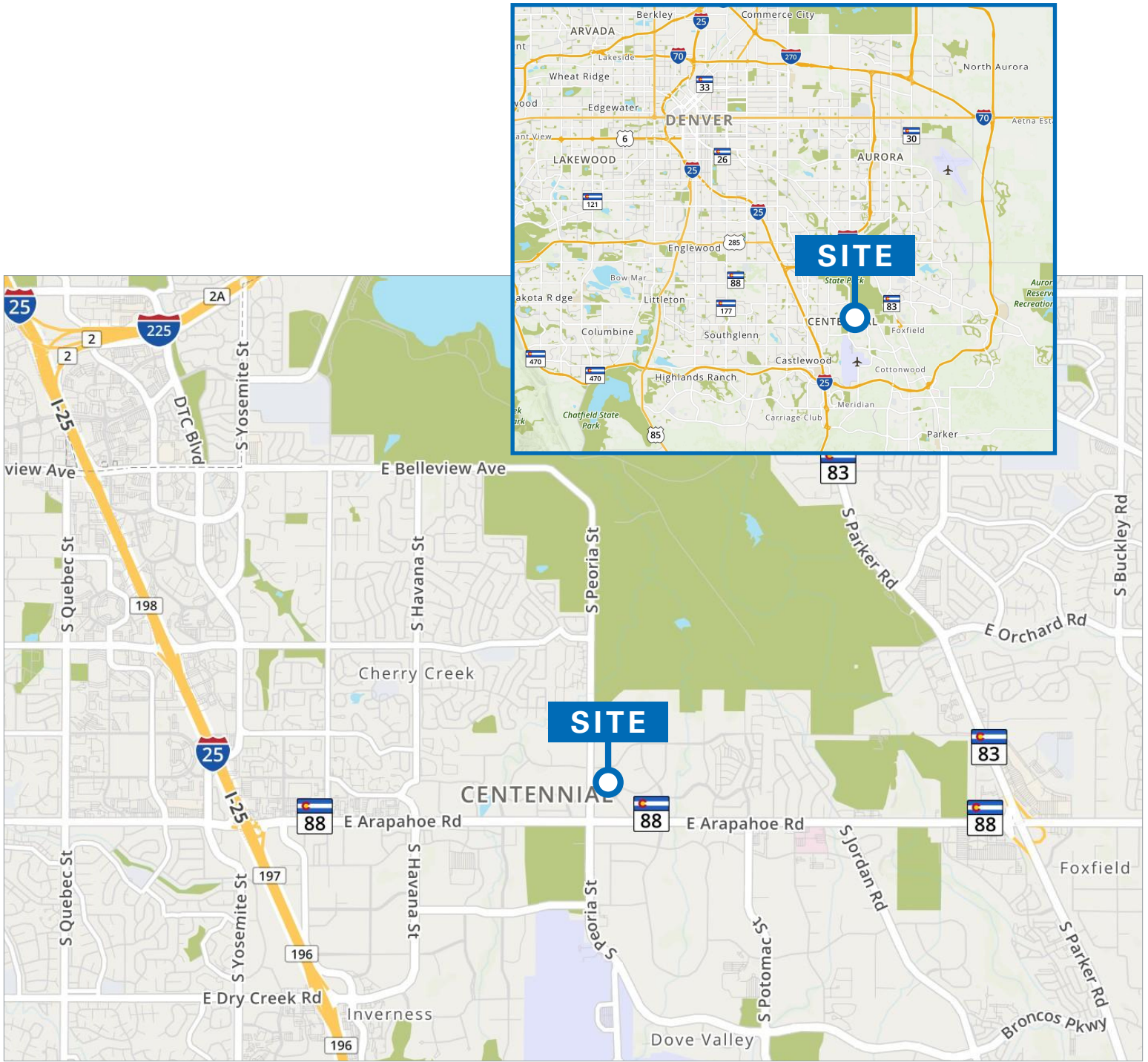
The project has been through initial conceptual design, neighborhood review, zoning review and was previously approved for a 56-Unit, 97,620 square foot development in four buildings. The lot-line vacation process on Lots 3, 4 and 5, including civil engineering, application to the City of Centennial and Arapahoe County, as well as planning department approval has been substantially completed.

Full construction documents, including Architectural, Civil Engineering, Structural Engineering, Mechanical, Plumbing and Electrical, as well as landscape and irrigation plans were previously completed, reviewed and approved by the City of Centennial Planning Department, Public Works, City of Centennial Building Department, South Metro Fire, SEMSWA, ACCWA, and the Southfield Park Association. Buyer should independently confirm all pertinent information.

In addition, through an extensive marketing and pre-sales campaign, the Seller has developed a long list of prospects interested in purchasing and/or leasing units when finished.



**NWC E. PEAKVIEW AVE. & S. RACINE CIR., CENTENNIAL, CO 80111**



*For information, please contact:*

**Bruce Mawhinney**

*Director*

t 303-260-4255

bruce.mawhinney@nrmk.com

1800 Larimer Street, Suite 1700  
Denver, CO 80202

[nrmk.com](http://nrmk.com)

**NEWMARK**

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.