

FOR SALE

OFFICE BUILDING

7108 S ALTON WAY BUILDING L - CENTENNIAL, COLORADO 80112



**EXCELLENT SOUTH
METRO LOCATION**

- Office Building For Sale
- Great Owner/User Opportunity
- Easy Access to I-25 via Arapahoe Road or Dry Creek Road
- Close Proximity to Retail/Restaurants
- Easily divisible into two (2) units
- Upgraded Finishes

Price : \$1,100,000

Property Address 7108 S Alton Way, Bldg L

County Arapahoe

Parcel Number 2075-27-3-06-004

Building Size 4,680 SF

Site Size 0.11 Acres

Year Built 1979



MATT KULBE Brokerage Services
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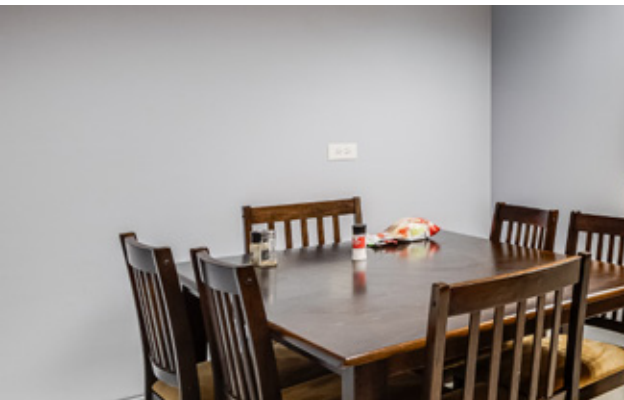
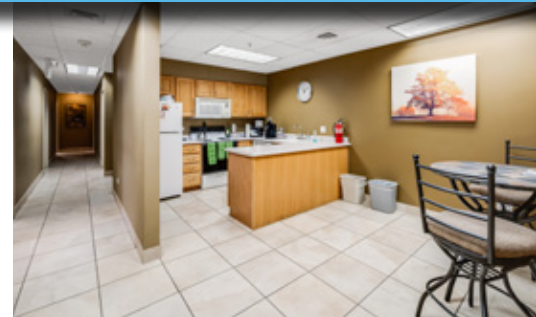
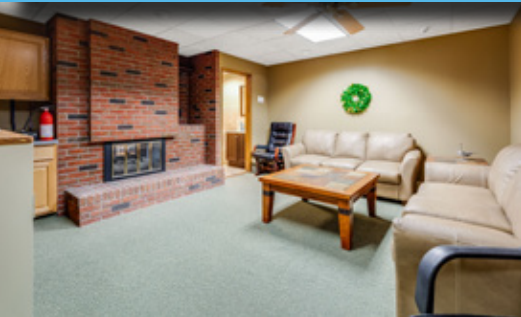
JORDAN BURGESS Brokerage Services
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navpoint
REAL ESTATE GROUP

THE SITE



[CLICK TO VIEW 3D TOUR](#)



PROPERTY AMENITIES



14
PRIVATE
OFFICES



LARGE
CONFERENCE
ROOM



EASY ACCESS TO I-25
VIA ARAPAHOE ROAD
OR DRY CREEK ROAD



OPEN BULLPEN
WORK AREA



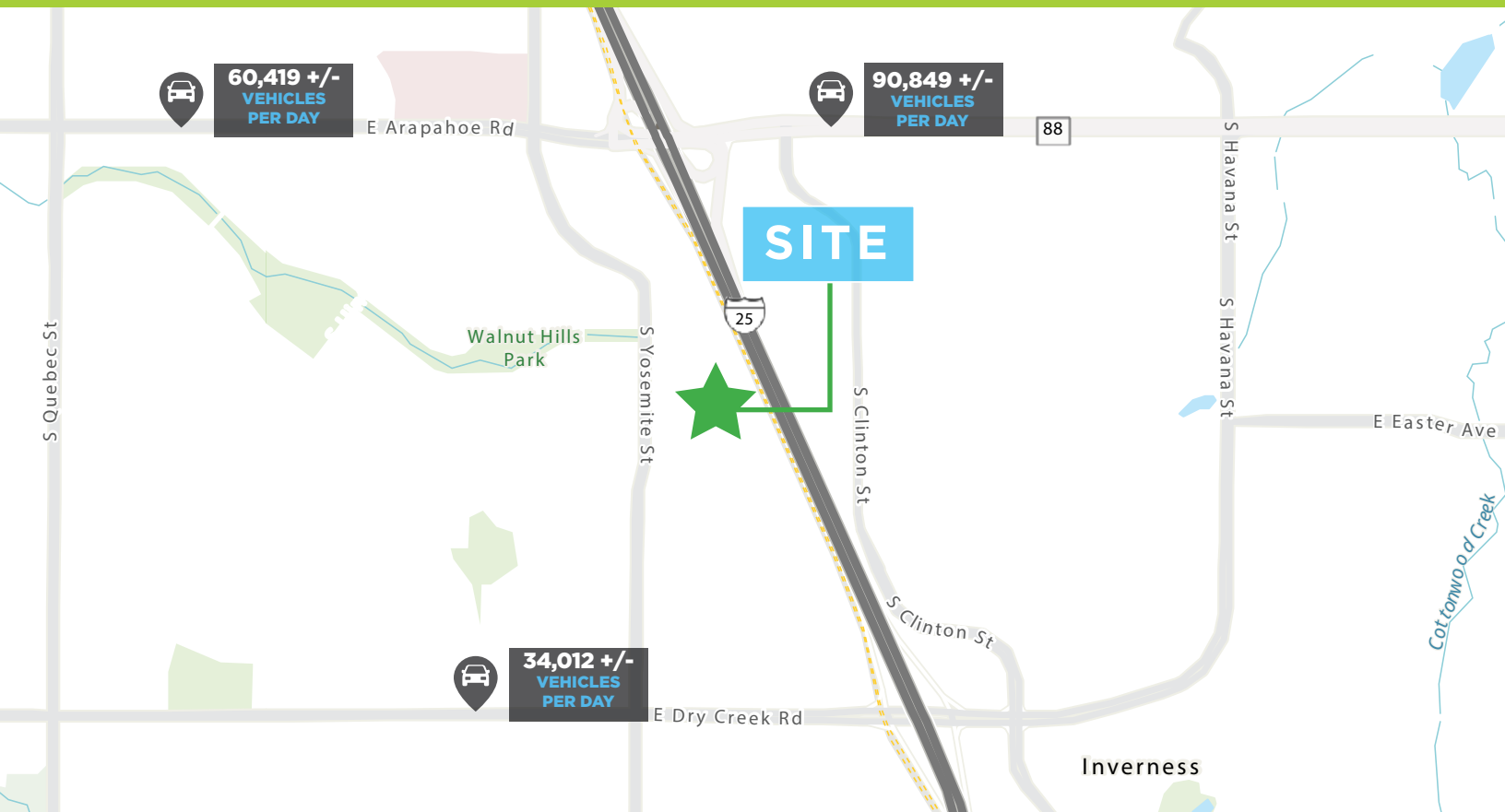
2
RECEPTIONS



2
RESTROOMS



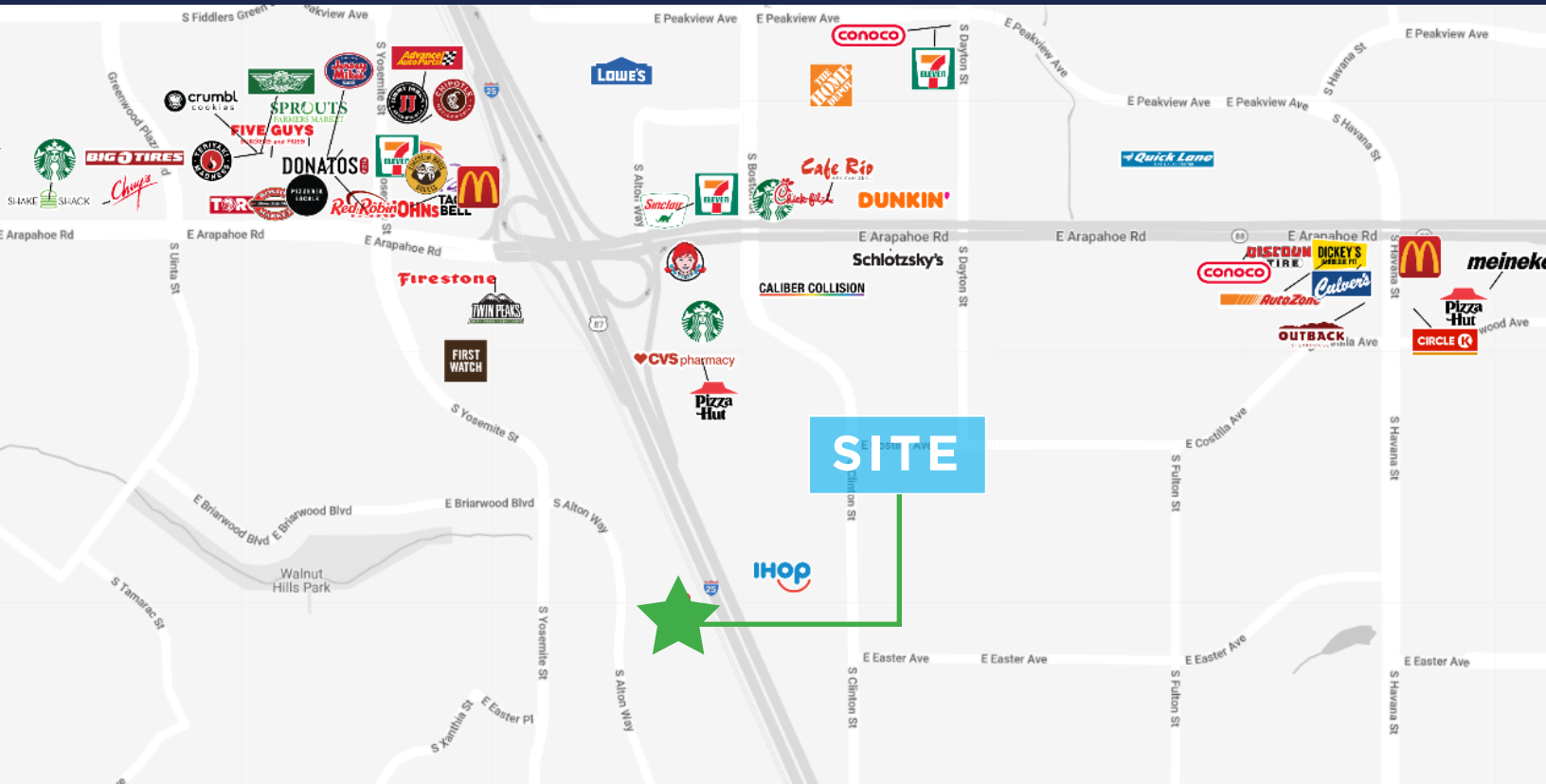
PROPERTY OVERVIEW



LOCATION MAP



LOCAL RETAIL



DEMOGRAPHICS



DEMOGRAPHICS

POPULATION

	1 MILE	5 MILE	10 MILE
2024 Projection	17,361	88,403	245,109
2019 Estimate	15,693	82,943	229,207
Growth 2019-2024	10.63%	6.58%	6.94%
Growth 2010-2019	64.98%	15.12%	13.28%
Median Age	35.8	38.9	38.5

HOUSEHOLDS

2024 Projection	8,055	37,351	102,341
2019 Estimate	7,278	35,008	95,646
Avg Household Size	2.0	2.3	2.3

HH MARITAL STATUS

Married	2,409	17,252	47,332
Married No Children	1,453	9,793	26,169
Married With Children	955	7,458	21,163

HOUSEHOLD INCOME

2019 Average Income	\$105,063	\$125,061	\$119,126
2019 Median Income	\$82,283	\$97,623	\$92,195

EMPLOYMENT

Civilian Employed	68.56%	68.35%	69.46%
Civilian Unemployed	1.62%	1.43%	1.66%
Civilian Non-Labor Force	29.77%	30.17%	28.79%
Armed Forces	0.05%	0.05%	0.10%

HOUSING

2019 Owner Occupied	42.21%	60.42%	64.01%
2019 Median Home Value	\$372,603	\$451,740	\$427,602
2019 Median Year Built	2004	1990	1990

PROPERTY PHOTOS

