

FOR SALE & LEASE

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



7318 South Revere Parkway, Centennial, CO 80112

For more information:

SHANE ROBSON

512-450-8203

shane@malmancre.com

SALE PRICE | \$2,705,500
LEASE RATE | \$13.00/SF NNN

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Property Facts

Sale Price	\$2,705,500
Lease Rate	\$13.00/SF NNN
Available Units	B1: 3,159 SF B6: 2,542 SF
Building Size	18,037 SF
Lot Size	0.925 Acres
Total Units	7 Units (B1-B7)
Vacant SF	~ 10,990 SF
Occupied SF	~ 7,047 SF
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)
Year Built	1998
Property Taxes	\$93,035.06
HOA Dues	\$4,769.07 (monthly)
NNN's	\$9.44/SF
Power	600-800 Amp, 3 Phase, 240 VAC

Highlights

- Excellent owner-user, Flex space opportunity for 9,508 SF, with a 8,529 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	10 mile
2025 Population	59	1,244	6,525
20230 Population	57	1,195	6,319

INCOME

	1 mile	3 mile	10 mile
Avg Household Income	\$82,561	\$79,714	\$56,240
Median Household Income	\$54,580	\$56,587	\$76,289

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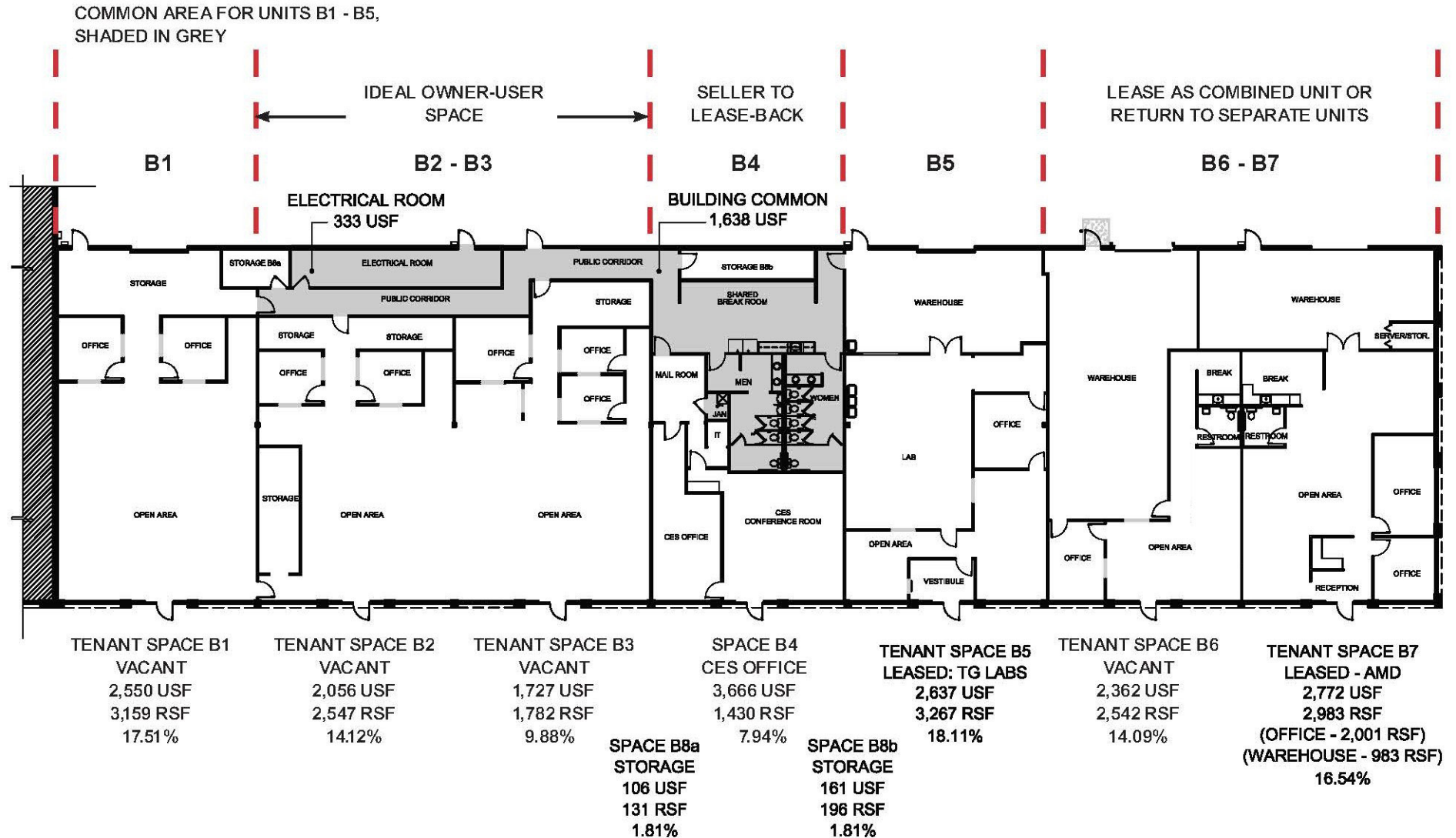


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Floor Plan



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Meet the Broker



Shane Robson

Broker Associate

(512) 450-8203

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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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