

Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

7257 S TUCSON WAY
CENTENNIAL, CO 80112

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ACTIVITY ID: ZAH0050112

SECTION

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EXECUTIVE SUMMARY

Marcus & Millichap
THE KRAMER GROUP



7257 S TUCSON WAY
CENTENNIAL, CO 80112

\$4,995,000
OFFERING PRICE

1982
YEAR BUILT

31,608 SF
BUILDING SIZE

2.36 AC
LOT SIZE (ACRES)



THE OFFERING

Marcus & Millichap is pleased to present 7257 S Tucson Way, a premier single-tenant office opportunity located within the prestigious Dove Valley neighborhood of Centennial, Colorado. This Class B, Single-Tenant office building is the premier headquarter location your company has been looking for.

Situated on a large 2.36-acre parcel, this 28,408 Square Foot Office building includes a 3,200 square foot flex warehouse that currently generates \$4,000 each month in income. The property is further supported by a 3:1,000 parking ratio with 93 parking spaces and the potential to acquire the adjacent 4.69-acre parcel should additional parking or future expansion be desired.

Originally constructed in 1982 and extensively remodeled in 2019 with Class A finishes, the building offers a highly functional layout featuring an open floorplan, multiple conference rooms, and breakrooms, making it an ideal headquarters location for an owner-user or investor seeking a well-positioned corporate office asset.

Located minutes from Centennial Airport, Interstate 25, and the Arapahoe Entertainment District that houses Fiddler's Green Amphitheater and Pindustry, this property is in the heart of the best that South Denver has to offer.

The lending lease expires June 30, 2027, and the tenant has expressed openness to an early lease buyout, presenting investors and owner-users with additional flexibility.

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INVESTMENT HIGHLIGHTS

- Open Floorplan with Minimal Office Build-Out
- Large 2.36 Acre Parcel
- 93 Parking Spaces with Two Handicap Spaces or 3:1,000 Parking Ratio
 - This deal can be sold with the adjacent parking lot if additional parking is needed
- Beautifully Remodeled in 2019 with Class A Finishes
- 31,608 Gross Square Feet Over Two Buildings
 - 28,408 RSF Single-Tenant Office Building
 - 3,200 RSF Flex Warehouse
- BP100 Zoning
- Brick/Reinforced Concrete Construction
- Built in 1982
- Multiple Conference Rooms and Breakrooms
- HOA Fees \$328/Year

Recent Building Improvements:

- Boiler replacement - 2022
- New asphalt driveway - 2022
- RTU replacement - 2023
- Partial building reseal - 2023
- BAS upgrade - 2023
- New sewer line from building to outside connection - 2024
- New domestic backflow - 2024





















SECTION

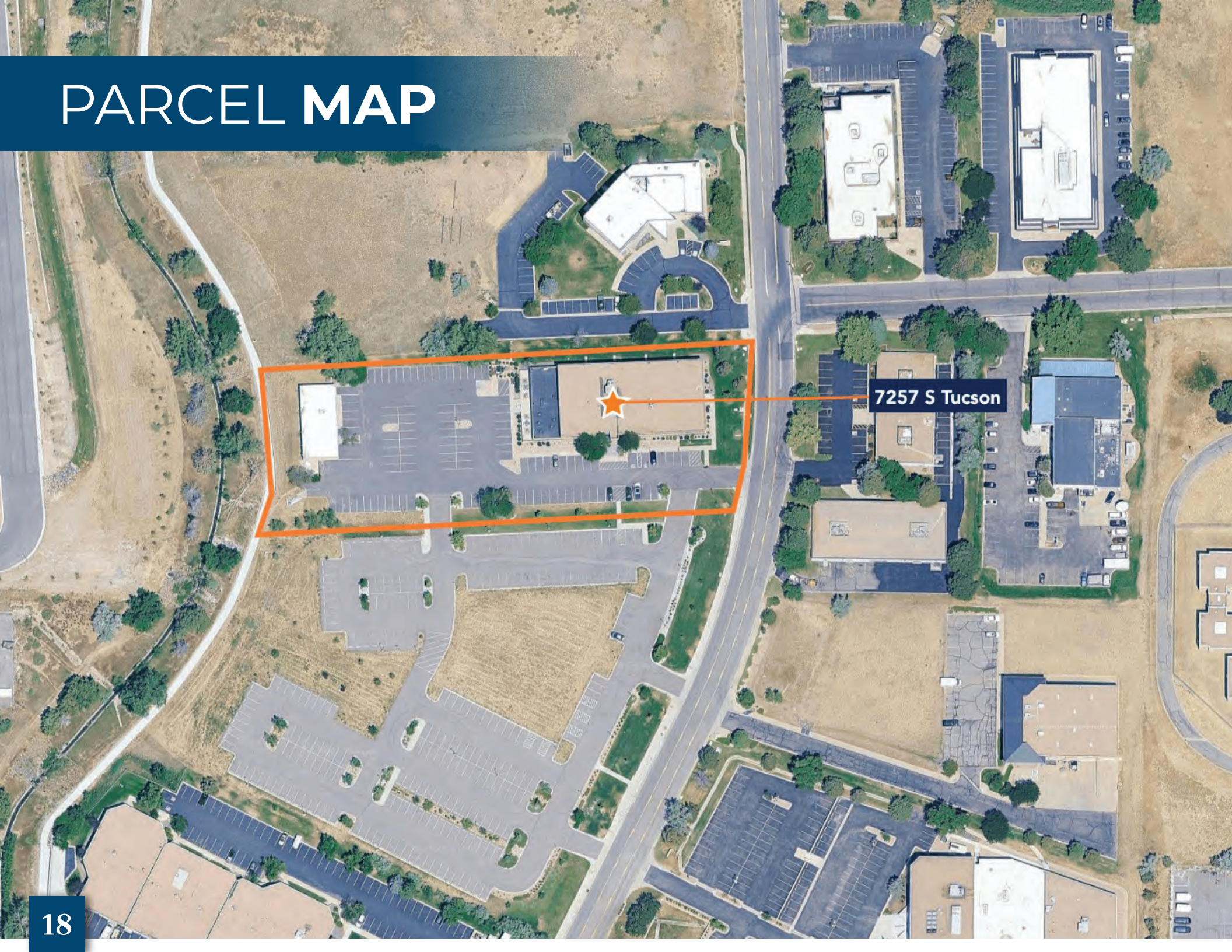
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STRATEGIC LOCATION

Marcus & Millichap
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PARCEL MAP



7257 S Tucson

LOCAL MAP



A detailed regional map of the Denver, Colorado area. The map shows major highways including I-70, I-25, I-76, I-225, and US-6. Key cities and neighborhoods labeled include Denver, Aurora, Lakewood, Englewood, Littleton, Greenwood Village, Centennial, and Meridian. Landmarks such as Rocky Mountain Arsenal National Wildlife Refuge, Denver International Airport, and Colorado Air and Space Port are marked. A red star is placed in the Dove Valley area, with a red line pointing to a label '7257 S Tucson' in a red box. The map also shows various parks, ranches, and golf courses. The number '20' is visible in the bottom left corner.

RETAILER MAP



MARKET OVERVIEW

CENTENNIAL, CO

The investment property is in Centennial, Colorado, one of the fastest-growing markets in the Denver metro area and a strategic destination for industrial growth and development. Centennial is an appealing target for investors thanks to the city's desirable talent pool, centralized location, and substantial existing infrastructure. Over 226,000 residents live within a five-mile radius of the property, and that population is expected to increase 2.6 percent by 2030. This growing population is also highly educated with 60 percent of residents having attained a bachelor's degree or higher. Drawn to the area's highly talented labor pool and strategic location, Centennial is an attractive target for expanding businesses in the manufacturing and logistics sectors. The 255,000-square-foot INOVA industrial district is currently under construction, while the 188,000-square-foot Catalyst Industrial campus was completed in April. Another factor contributing to Centennial's appeal for industrial development is the city's strong regional connectivity via major transportation corridors like Interstates 25 and 225. Regional access is enhanced further by Centennial Airport, one of the busiest general aviation airports in the country. Overall, the city's growing population, educated workforce, and proximity to logistics infrastructure make it a compelling choice for investment.

HIGHLIGHTS:

- **Strategic Location Near Centennial Airport and Denver International Airport**
- **Projected 2.6 Percent Population Growth Over the Next Five Years**
- **Educated Workforce with 60 Percent Holding Bachelor's or Graduate Degree**
- **Proximity to Major Employers in Logistics, Manufacturing, and Retail**

CENTENNIAL, CO

DEMOGRAPHICS

3,431

2025 POPULATION
WITHIN 1 MILE

55,240

2025 POPULATION
WITHIN 3 MILES

226,776

2025 POPULATION
WITHIN 5 MILES

33

MEDIAN AGE
WITHIN 1 MILE

\$115,226

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$155,102

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

1,200

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

22,540

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

2.0

AVERAGE HOUSEHOLD
SIZE WITHIN 1 MILE

DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE SELLER AGENCY, BUYER AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO BUYER DEFINITIONS OF WORKING RELATIONSHIPS

Seller's Agent: A seller's agent works solely on behalf of the seller to promote the interests of the seller with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the seller. The seller's agent must disclose to potential buyers all adverse material facts actually known by the seller's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the seller.

Buyer's Agent: A buyer's agent works solely on behalf of the buyer to promote the interests of the buyer with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the buyer. The buyer's agent must disclose to potential sellers all adverse material facts actually known by the buyer's agent, including the buyer's financial ability to perform the terms of the transaction and, if a residential property, whether the buyer intends to occupy the property. A separate written buyer agency agreement is required which sets forth the duties and obligations of the broker and the buyer.

Transaction-Broker: A transaction-broker assists the buyer or seller or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a buyer's financial ability to perform the terms of a transaction and, if a residential property, whether the buyer intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND BUYER

Broker and Buyer referenced below have NOT entered into a buyer agency agreement. The working relationship specified below is for a specific property described as:

7257 S Tucson Way, Centennial, CO 80112

or real estate which substantially meets the following requirements:

Buyer understands that Buyer is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Buyer.

CHECK ONE BOX ONLY:

☒ **Multiple-Person Firm.** Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

☐ **One-Person Firm.** If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

☒ **Customer.** Broker is the ☐ seller's agent ☐ seller's transaction-broker and Buyer is a customer. Broker intends to perform the following list of tasks: ☐ Show a property ☐ Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Buyer.

☐ **Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the seller's agent or seller's transaction-broker, Buyer is a customer. When Broker is not the seller's agent or seller's transaction-broker, Broker is a transaction-broker assisting Buyer in the transaction. Broker is not the agent of Buyer.

☐ **Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Buyer in the transaction. Broker is not the agent of Buyer.

Buyer consents to Broker's disclosure of Buyer's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee does not further disclose such information without consent of Buyer, or use such information to the detriment of Buyer.

DISCLOSURE OF SETTLEMENT SERVICE COSTS. Buyer acknowledges that costs, quality, and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

THIS IS NOT A CONTRACT. IT IS BROKER'S DISCLOSURE OF BROKER'S WORKING RELATIONSHIP.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Buyer, Buyer understands that Buyer must contact local law enforcement officials regarding obtaining such information.

BUYER ACKNOWLEDGMENT:

Buyer acknowledges receipt of this document on _____.

Buyer

Buyer

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Buyer) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: Marcus & Millichap Real Estate Investment Services of Atlanta, Inc.


Broker

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CENTENNIAL, CO 80112

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