

OFFICE FOR SALE

6635 S DAYTON ST #300

6635 SOUTH DAYTON STREET, GREENWOOD VILLAGE, CO 80111



FOR SALE

PRESENTED BY:

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TRINITY TEAM @ KELLER WILLIAMS

11859 PECOS ST., Suite #200
Westminster, CO 80234



Each Office Independently Owned and Operated

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6635 SOUTH DAYTON STREET



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EXECUTIVE SUMMARY

6635 SOUTH DAYTON STREET



OFFERING SUMMARY

PRICE:	\$209,000
BUILDING SF:	1782
PRICE / SF:	\$117.29
FLOOR:	3
AVAILABLE SF:	1,426
YEAR BUILT:	1974
PARKING:	Shared Surface
PARKING RATIO:	2.16/1,000 SF
ZONING:	MC

Property Description

Dayton Plaza Office Condominium for Sale
1,426 Usable Sq. Ft.

Discover the perfect office space in the heart of Greenwood Village! This beautifully maintained office condominium offers a seamless blend of convenience, functionality, and accessibility.

Modern Features: After-hours entry system ensures security and flexibility.
Signage Opportunity: Double-panel signage on South Dayton Street for excellent visibility.

Prime Location: Situated near shopping, dining, and light rail access, making it ideal for clients and employees.

Amenities: Full-service association includes janitorial services and utilities for a hassle-free experience.

Thoughtful Layout: Includes 3 private offices, a reception area, storage room, kitchen, open workspace, and a versatile conference room.

Whether you're looking to establish or expand your business, this turnkey office space is ready to meet your needs. Schedule your showing today and secure your place at Dayton Plaza!

PROPERTY PHOTOS

6635 SOUTH DAYTON STREET

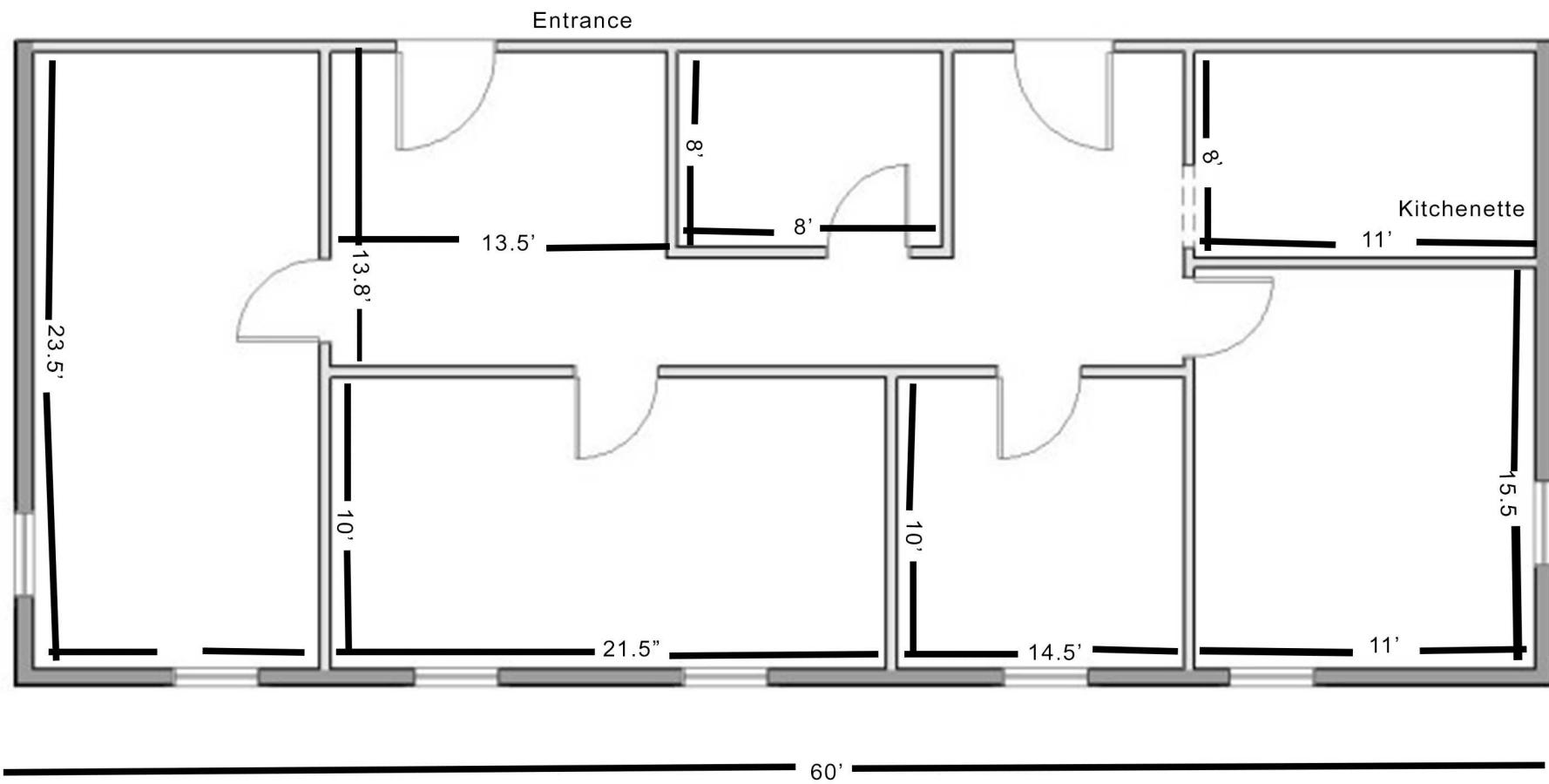


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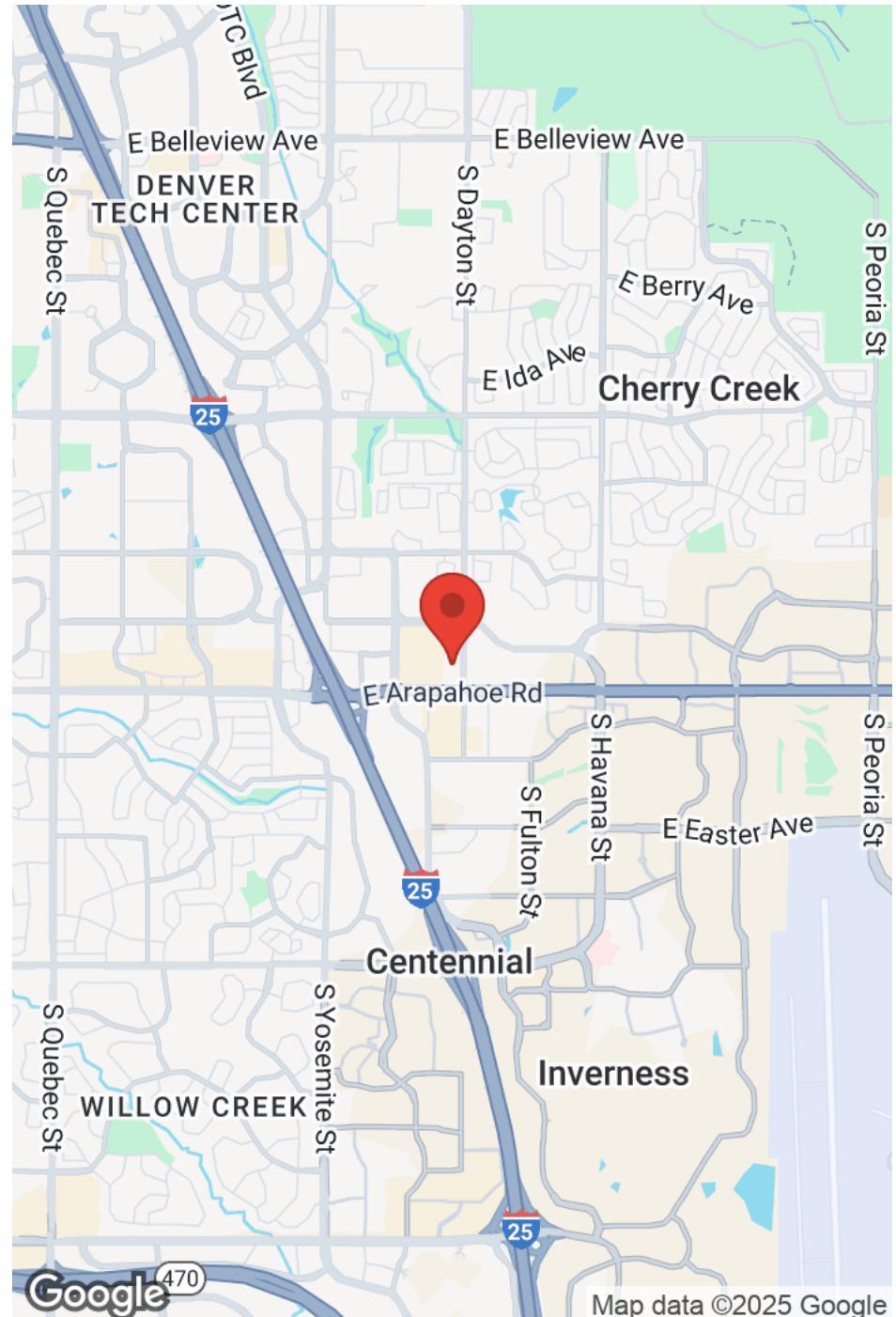
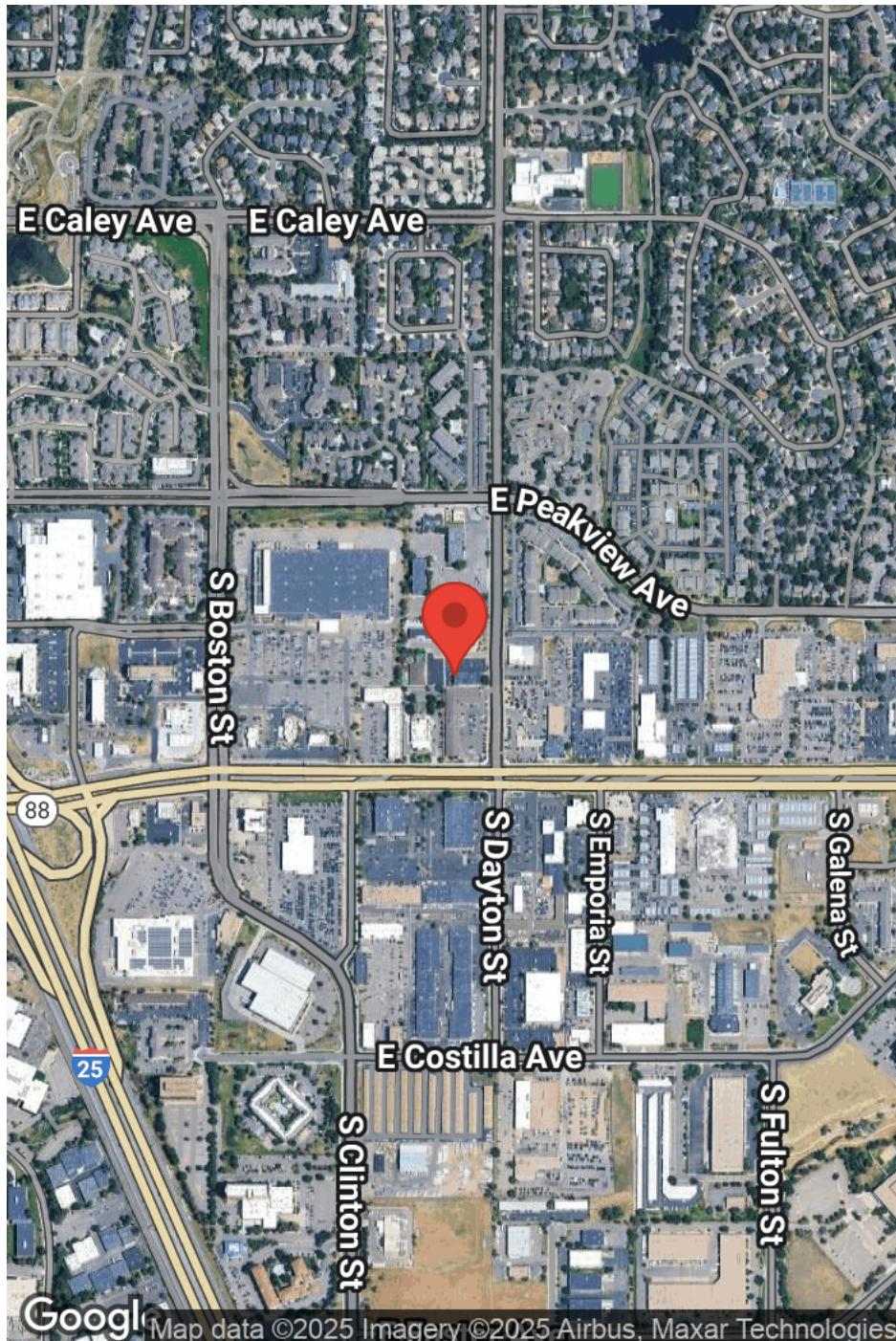


6635 S. Dayton St Suite #300



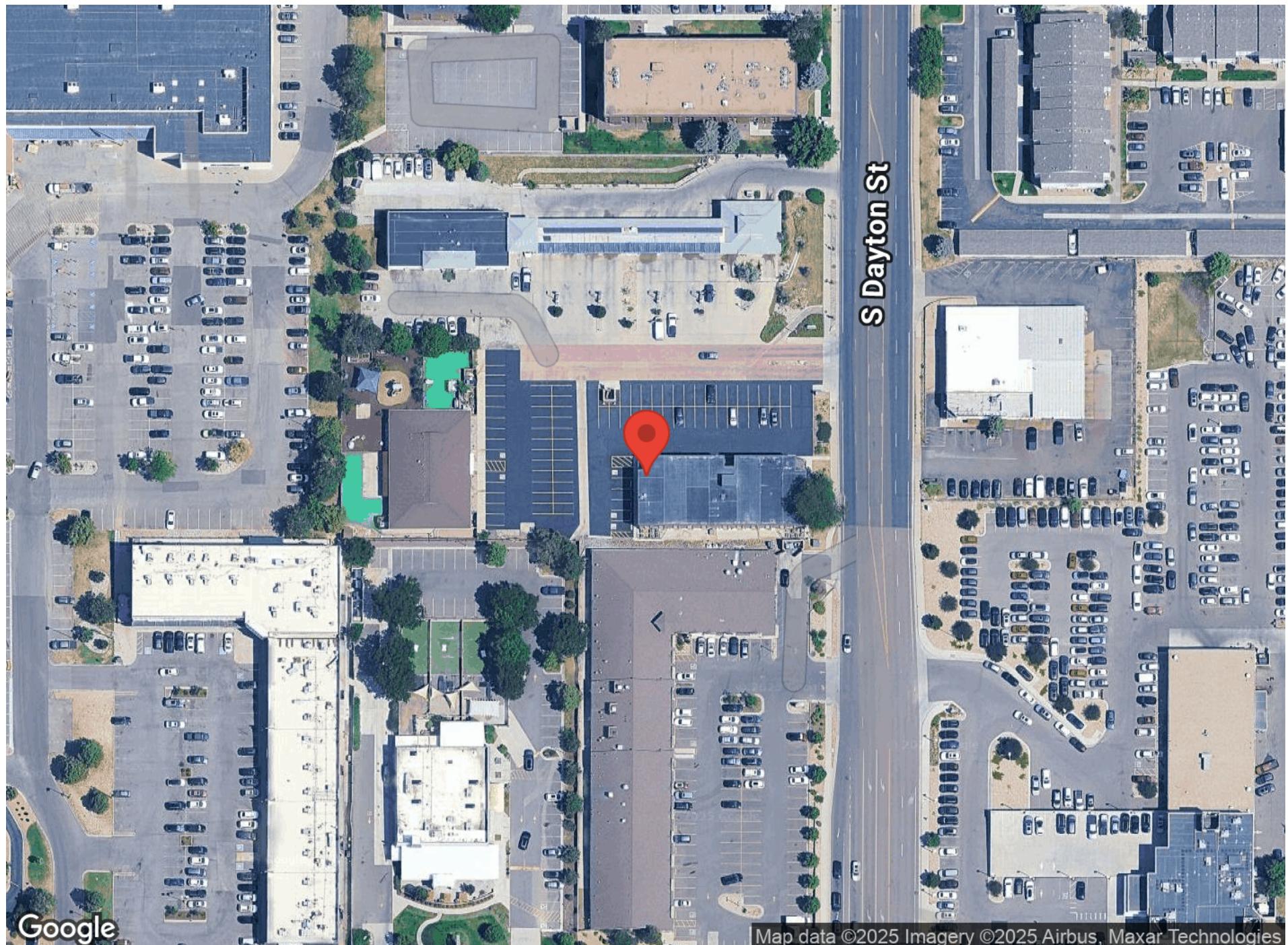
LOCATION MAPS

6635 SOUTH DAYTON STREET



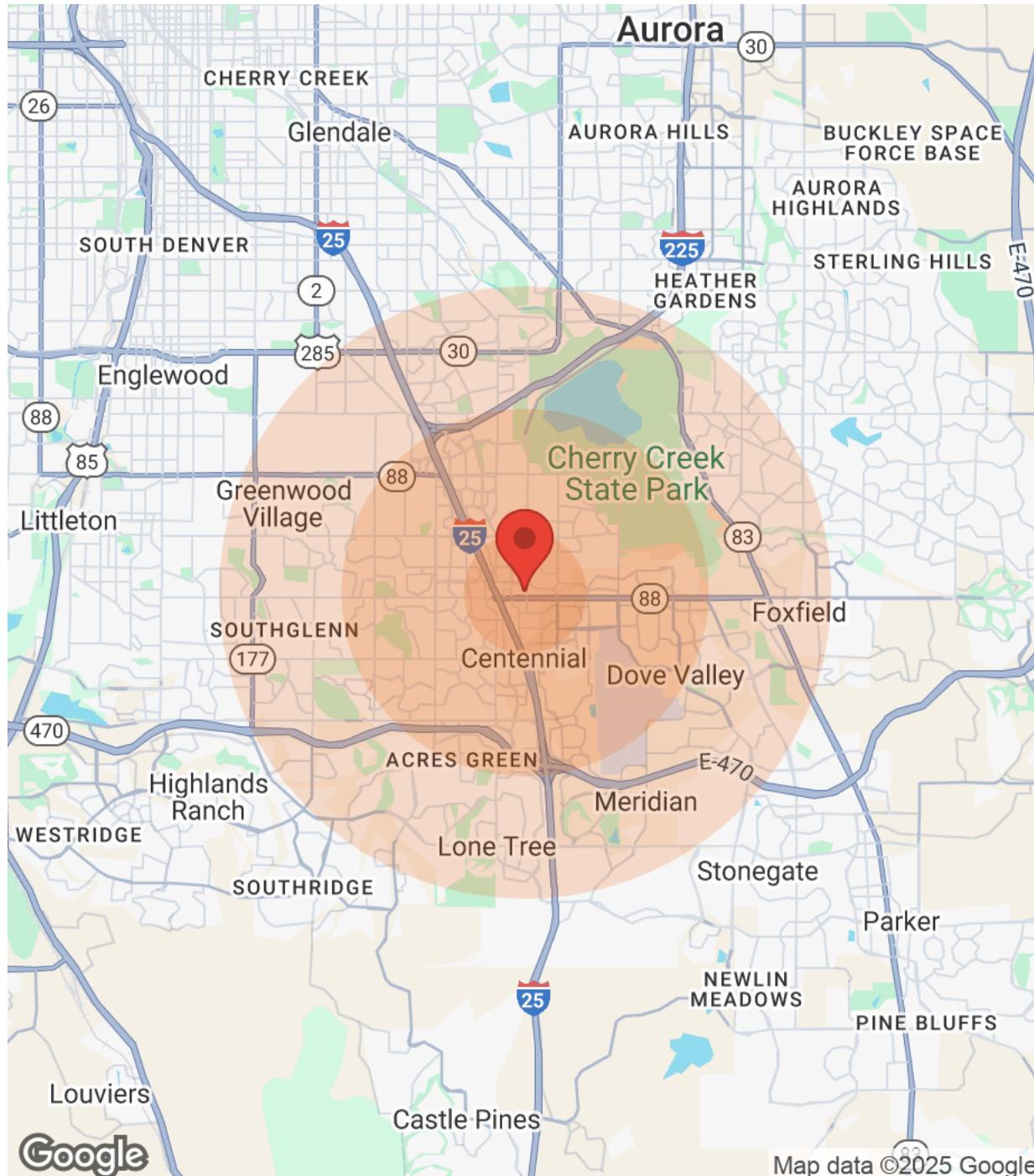
AERIAL MAP

6635 SOUTH DAYTON STREET



DEMOGRAPHICS

6635 SOUTH DAYTON STREET



Population	1 Mile	3 Miles	5 Miles
Male	4,394	35,914	109,055
Female	3,976	35,639	111,718
Total Population	8,370	71,553	220,773

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,411	12,238	40,202
Ages 15-24	987	9,340	28,274
Ages 25-54	3,667	27,189	82,536
Ages 55-64	1,137	10,063	30,155
Ages 65+	1,168	12,723	39,606

Race	1 Mile	3 Miles	5 Miles
White	7,154	63,943	191,205
Black	154	1,315	7,836
Am In/AK Nat	5	55	174
Hawaiian	N/A	N/A	10
Hispanic	924	4,371	17,829
Multi-Racial	1,188	5,466	21,698

Income	1 Mile	3 Miles	5 Miles
Median	\$66,072	\$88,594	\$77,932
< \$15,000	393	1,851	6,815
\$15,000-\$24,999	280	1,290	5,721
\$25,000-\$34,999	332	2,283	7,271
\$35,000-\$49,999	628	3,797	12,146
\$50,000-\$74,999	629	5,467	16,574
\$75,000-\$99,999	305	3,711	12,366
\$100,000-\$149,999	523	5,684	16,022
\$150,000-\$199,999	160	2,595	7,699
> \$200,000	487	3,394	8,539

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,254	32,926	100,008
Occupied	3,868	30,613	94,461
Owner Occupied	2,124	18,955	62,423
Renter Occupied	1,744	11,658	32,038
Vacant	386	2,313	5,547