

Retail Building For Sale



**7460 S GARTRELL ROAD
AURORA CO, 80016**

DANNY POMIRCHY
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Investment Overview



PROPERTY DESCRIPTION

7460 S. Gartrell Rd. is an exceptional commercial retail property built in 2006 and is primely positioned in a high-traffic location with unbeatable visibility along bustling S. Gartrell Rd. The building spans 4,451 sq ft and has 10 private offices, 1 breakroom, large reception area, large central flex space and 2 restrooms. This well-maintained building boasts ample parking, private drive-thru access and caters perfectly to the burgeoning population, ensuring maximum exposure for your business.

Nestled within a vibrant Aurora corridor, this property enjoys proximity to significant residential and commercial growth. Join esteemed neighbors such as Super-Target, Ace Hardware, PetSmart, Starbucks, Taco Bell, and more, in a thriving commercial center. Whether you're looking to establish a new venture or expand an existing one, this property presents an array of possibilities.

OFFERING SUMMARY

| | |
|----------------------|-----------------------|
| Sale Price | \$2,750,000 |
| Price/SF | \$717 |
| Property Type | Retail/Medical |

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|------------------|------------------|------------------|
| Total Household | 4,656 | 22,910 | 45,600 |
| Total Populatotion | 11,064 | 66,992 | 173,042 |
| Average Income | \$133,850 | \$150,518 | \$138,464 |



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Property Overview



7460 S Gartrell Road Aurora Co

PROPERTY DESCRIPTION

| | |
|----------------|----------------|
| Property Type | Retail/Medical |
| Building Size: | 4,451 SF |
| Lot Size: | 1.10 Acres |
| Year Built: | 2006 |
| Zoning: | RPD |
| Parking: | 8.09/1,000 SF |

PROPERTY FEATURES:

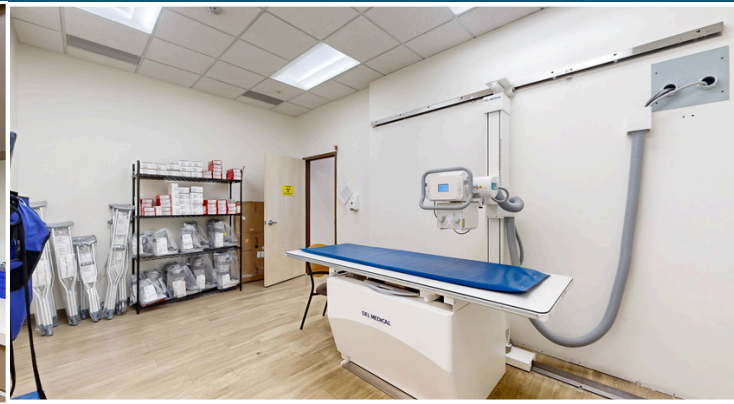
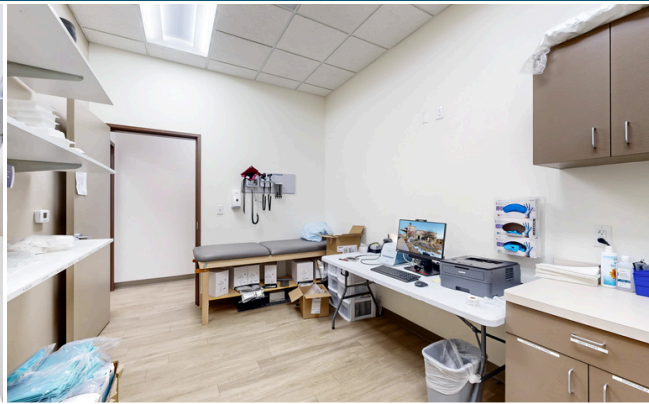
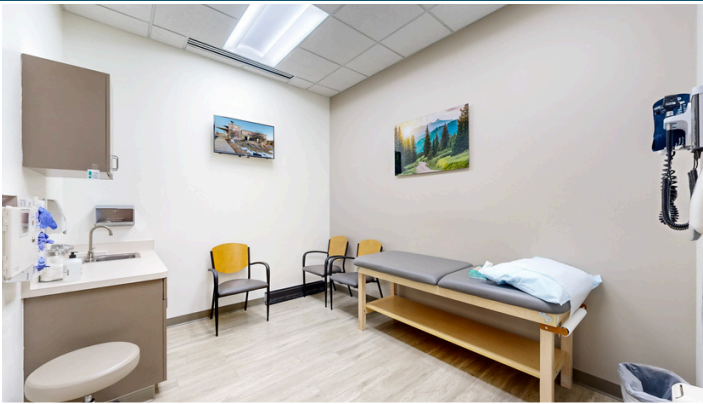
- Located Near Anchor Tenant
- Prime Location surrounded by Residential Neighborhoods
- Parking Lot Restriped in 2023 with 36 Surface Parking Spots
- Flexible Layout/Floor Plan with Centralized Office
- 3 Phase Power
- 15 Security Cameras and Full Security System



Property Overview



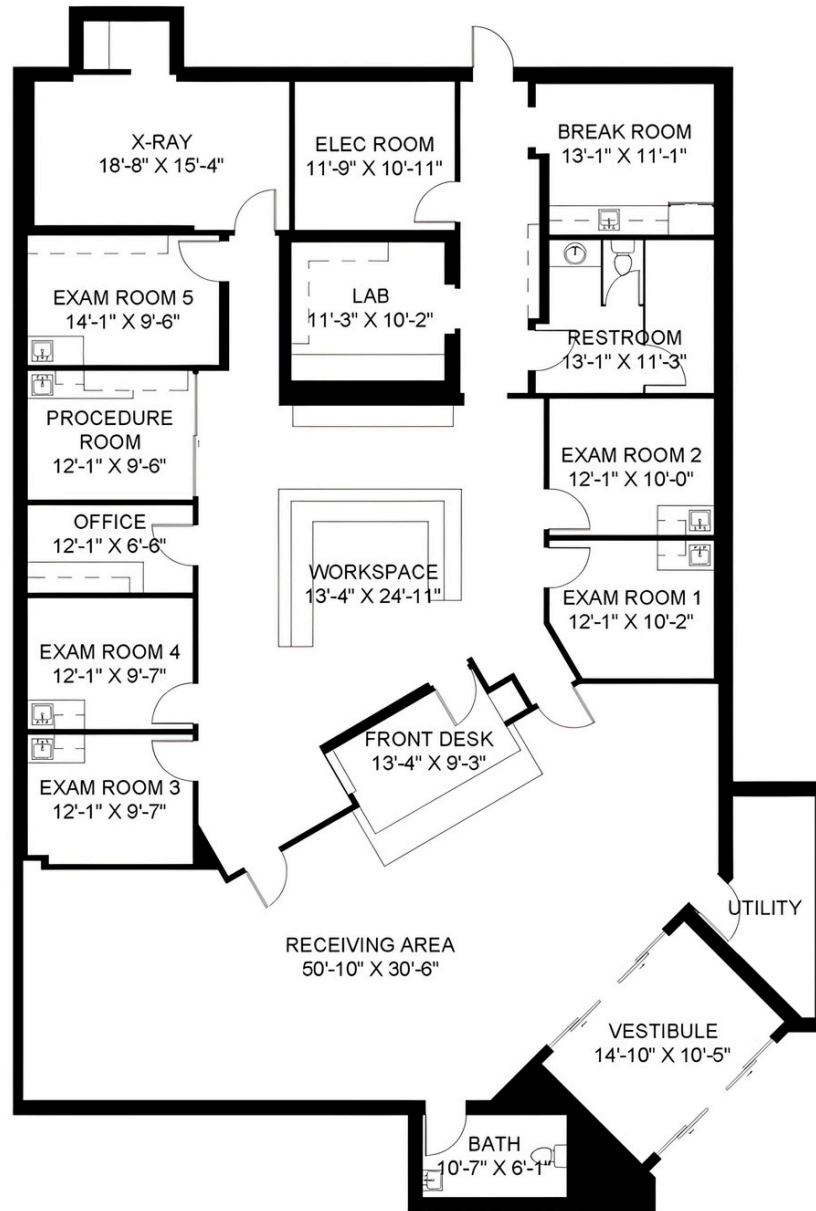
Property Overview



Floor Plans

| GROSS INTERNAL AREA | |
|---------------------|-------------|
| FLOOR 1 | 4,322 sqft. |
| Finished SF | 4,322 sqft. |

| | |
|---------|-------------|
| LOOPNET | 4,451 sqft. |
|---------|-------------|



FLOOR 1

[3D MATTERPORT TOUR LINK](#)



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Location Overview



Location Overview



**SUBJECT
PROPERTY**

PET SMART

Super TARGET

TACO BELL

**ACE
Hardware**



DOLLAR TREE

E=470 (Toll road)

E=470 (Toll road)

E=470 (Toll road)

Achieve Sports Center

Cleary Edward J

**Red-tailed
Hawk Park**

Inclusive Playground

Disclosures & Confidentiality Agreement

PMG Realty LLC (PMG) has been engaged by the Owner to openly represent them on the sale of the Property known as 2867 17th Ave. Greeley, CO ("Property"). The Owner has directed that all inquiries and communications with respect to the contemplated sale of such Property be directed to PMG.

By accepting the Marketing Information, Recipient agrees that he or she will hold and treat any and all marketing information in absolute confidence and not disclose the Marketing Information or any of the contents to any other individual or entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of non-disclosure or confidentiality) without the prior written authorization of the Owner or of PMG and that you will not use the Marketing Information or any of the contents in any fashion or manner detrimental to the interest of Owner. Any and all marketing information and contents, except such information that is a matter of public record or is provided in sources available to the public, are of a confidential nature.

By accepting the Marketing Information, Recipient further agrees that all business details, property information, financials, and any other information received in written form will be returned if the transaction is not successful in closing.

The recipient further agrees that this confidentiality agreement shall survive the successful completion or lack of consummation of the transaction and shall be binding upon its agents, successors, and assigns and insures to the benefit of the Owner and its agents, successors and assigns. The recipient agrees to save and hold harmless PMG, its agents, successors and assigns and the Owner and its agents, successors and assigns, from any such actions or cause of actions which may arise as a result of a violation of the provisions of this agreement.

These materials do not constitute an offer, but only a solicitation of interest with respect to a possible sale of the property, which the Owner may consider. Ownership completely reserves the right to withdraw this property from the market or to change, update, or modify the terms of these materials at any time. The Owner reserves the right to accept or reject any and all offers, and further reserves the right to remove the property from the market at any time, including full price offers.

The enclosed information (and any supplemental materials provided to a prospective purchaser) has been obtained by sources believed reliable. While PMG does not doubt its accuracy, we have not verified it and neither we nor the Owner make any guarantee, warranty or representation of any kind or nature about it.

It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example and do not represent past, current or future performance of the property. Taxes and all other factors should be evaluated by you and your tax, financial and legal advisors. You and your advisors should conduct a separate and independent investigation of the property to determine the suitability of the property and the quality of its tenancy for your own personal records and satisfaction.

The Evaluation Material furnished to Principal will not be used by Principal for any purpose other than for evaluating a possible transaction involving the Property with the Principal. Owner agrees to pay a brokerage commission to PMG only per separate agreement. PMG represents the owner and does not allow any sub agency to any other broker. PMG has no power or authority in any way to bind the Owner with respect to a transaction involving the Property and that the Owner shall in no way be bound or be deemed to have agreed to any transaction or the terms and conditions thereof until such time as the Owner has executed and delivered a written agreement with the Principal under terms and conditions.



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