

# 7354 S ALTON WAY STE 102

7354 S Alton Way Ste 102, Centennial, CO 80112



## PROPERTY HIGHLIGHTS

- Located just west of I-25 and Drycreek
- Beautifully finished office suite with 3 private offices, conference room, break room and back storage room
- Available immediately
- Easy highway access
- Many retail establishments and restaurants nearby
- Ground floor location
- Adequate parking
- Alton Way Office Village

## OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (MG)
Available SF:	1,695 SF
Year Built	2007

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,524	34,989	93,486
Total Population	7,711	83,754	225,531
Average HH Income	\$132,482	\$141,747	\$133,956



### DANCHEN ASTLE

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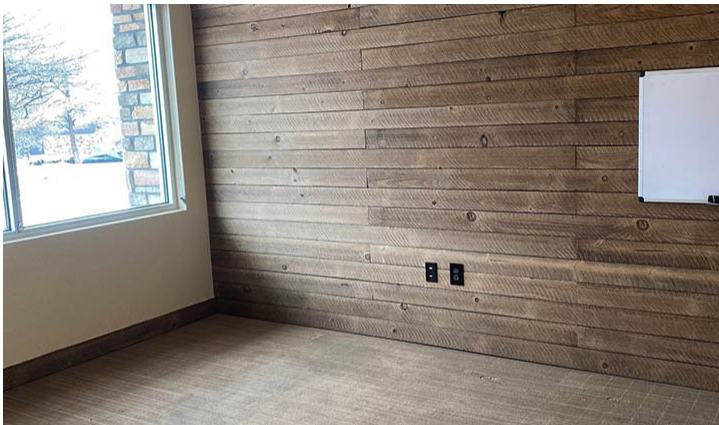
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OFFICE CONDO FOR LEASE

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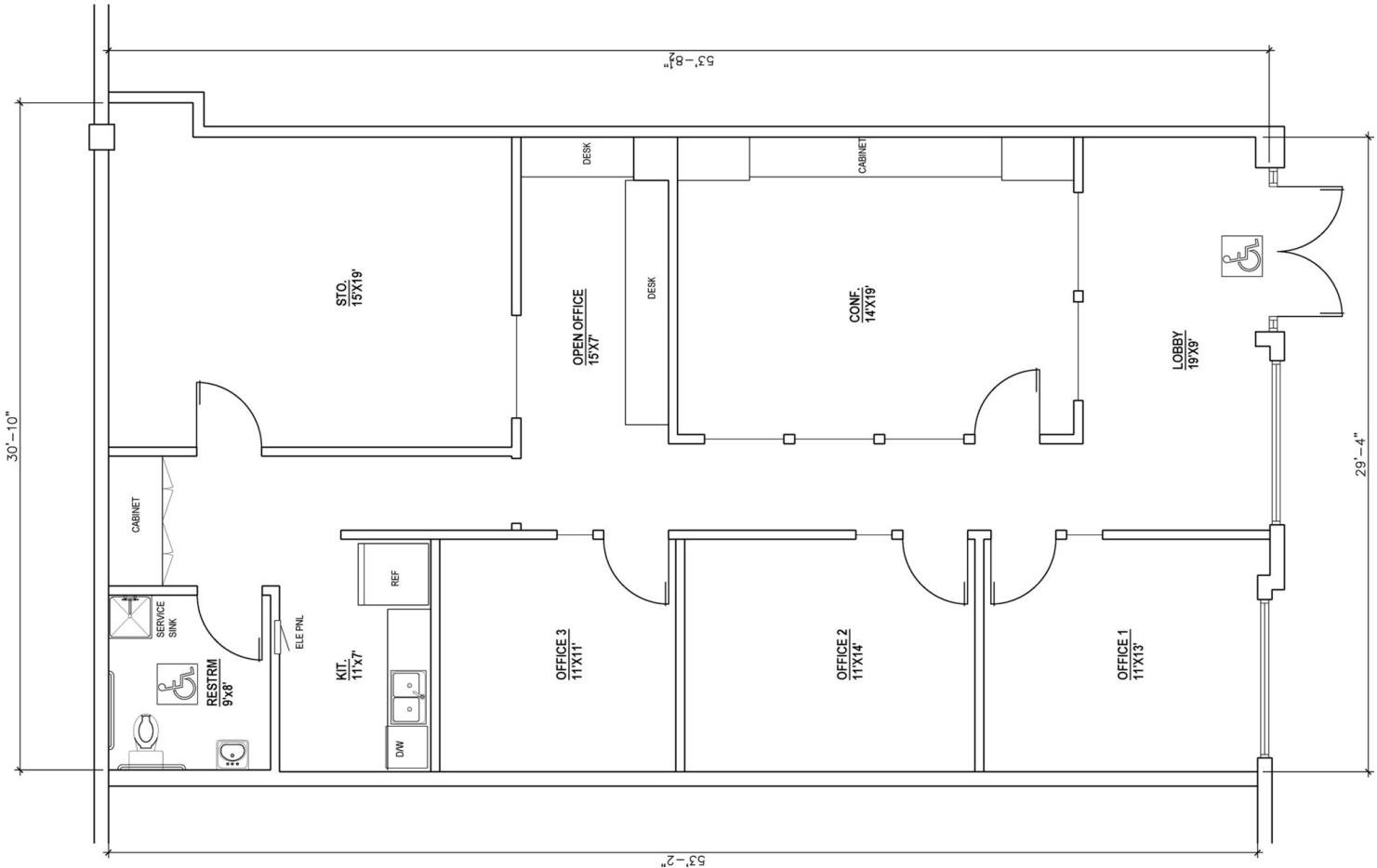
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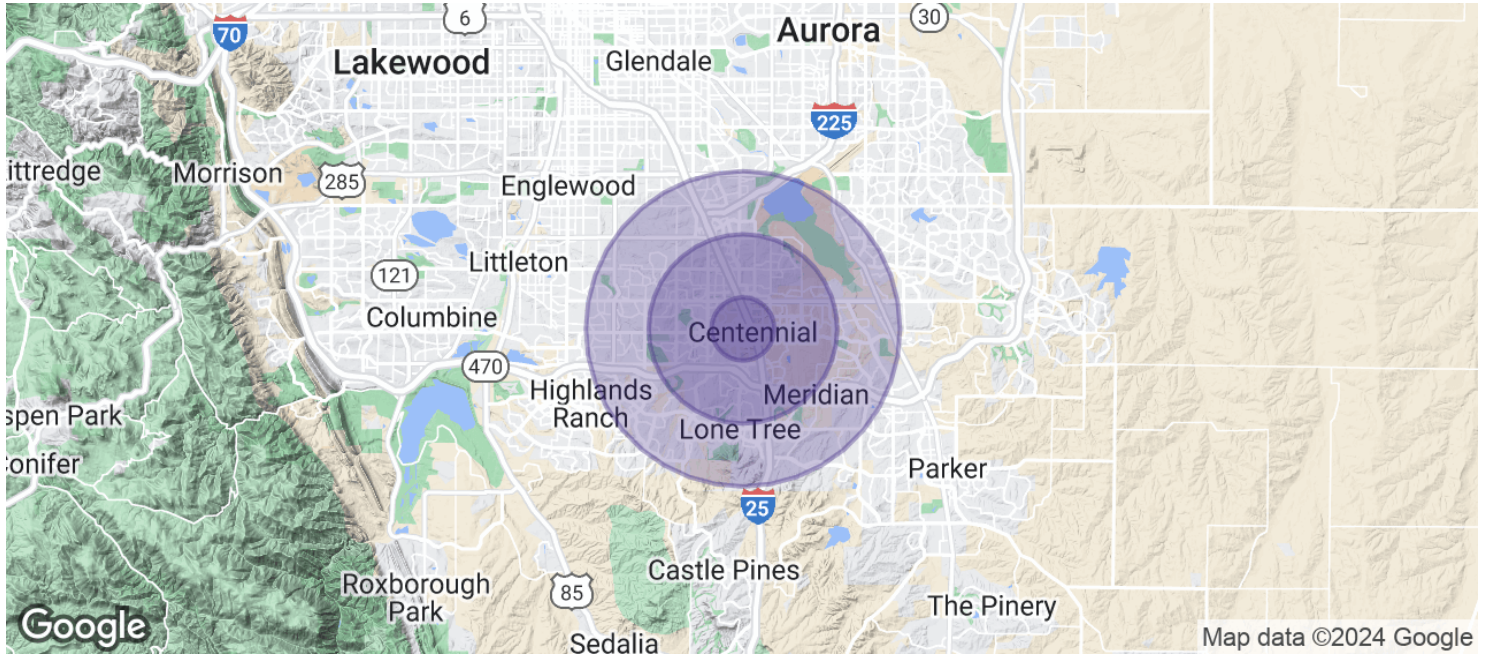
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,711	83,754	225,531
Average Age	42.3	40.7	40.3
Average Age (Male)	39.3	39.7	39.4
Average Age (Female)	43.9	41.5	40.8

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,524	34,989	93,486
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$132,482	\$141,747	\$133,956
Average House Value	\$403,782	\$477,141	\$474,656

\* Demographic data derived from 2020 ACS - US Census



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