



Marcus & Millichap
THE KRAMER GROUP

OFFERING MEMORANDUM

7309 S TUCSON WAY
CENTENNIAL, CO 80112

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Any rent or income information in this Marketing Brochure, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their investigation to determine whether such rent increases are legally permitted and reasonably attainable.

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ACTIVITY ID: ZAH0050391



7309 S TUCSON WAY

CENTENNIAL, CO 80112

1,750,000

OFFERING PRICE

4.69
LOT SIZE (ACRES)



THE OFFERING

The Kramer Group of Marcus & Millichap is pleased to present 7309 S Tucson Way, a premier development opportunity located in the highly desirable Dove Valley submarket of Centennial, Colorado. Encompassing approximately 4.69 acres, or 204,296 square feet, the site offers investors and developers the opportunity to acquire a strategically positioned land parcel within one of South Denver's most established business and employment corridors. Zoned Business Park 100 by the City of Centennial, the property provides flexibility for a variety of commercial development uses while benefiting from strong surrounding demographics and continued growth throughout the area.

The site enjoys exceptional accessibility and visibility, with convenient access to Centennial Airport, Interstate 25, and numerous business, retail, and entertainment destinations. Located just minutes from the Arapahoe Entertainment District, home to Fiddler's Green Amphitheatre and Pindustry, the property is surrounded by many of the amenities that have made South Denver one of the region's most sought-after locations for businesses and residents alike. The combination of scale, zoning flexibility, and a premier Dove Valley location positions 7309 S Tucson Way as a compelling opportunity for future development in a high-demand market.

Marcus & Millichap



INVESTMENT HIGHLIGHTS

- Legal Description: Lot 3A Blk 2 Arapahoe Airport Center Joint Venture 2nd Flg Replat Lot 3 Blk 2
- 4.69-Acre, 204,296-Square-Foot Development Opportunity in Dove Valley
- Business Park 100 Zoning Allows Flexible Commercial Uses
- Excellent Access to Centennial Airport and Interstate 25

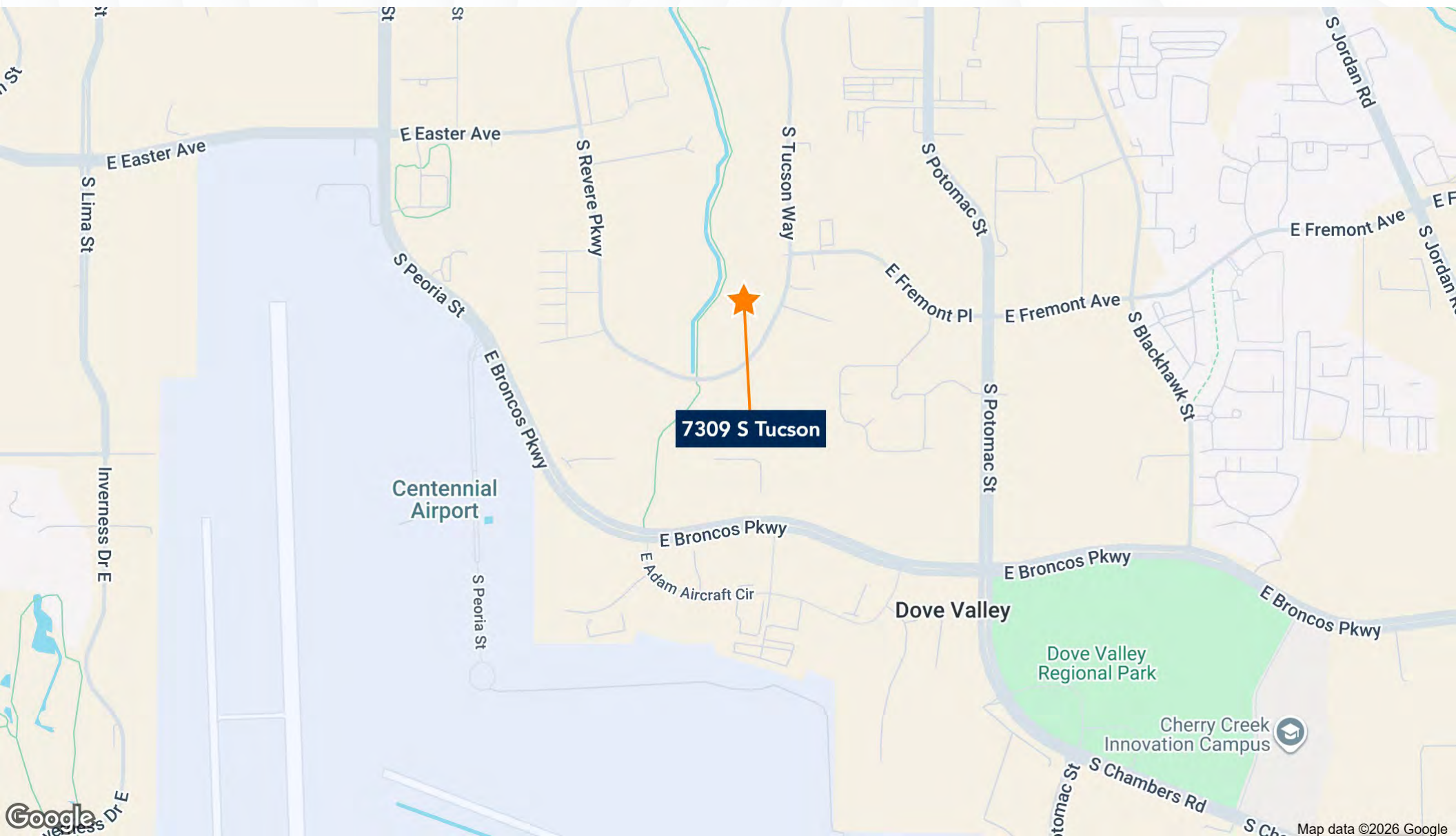




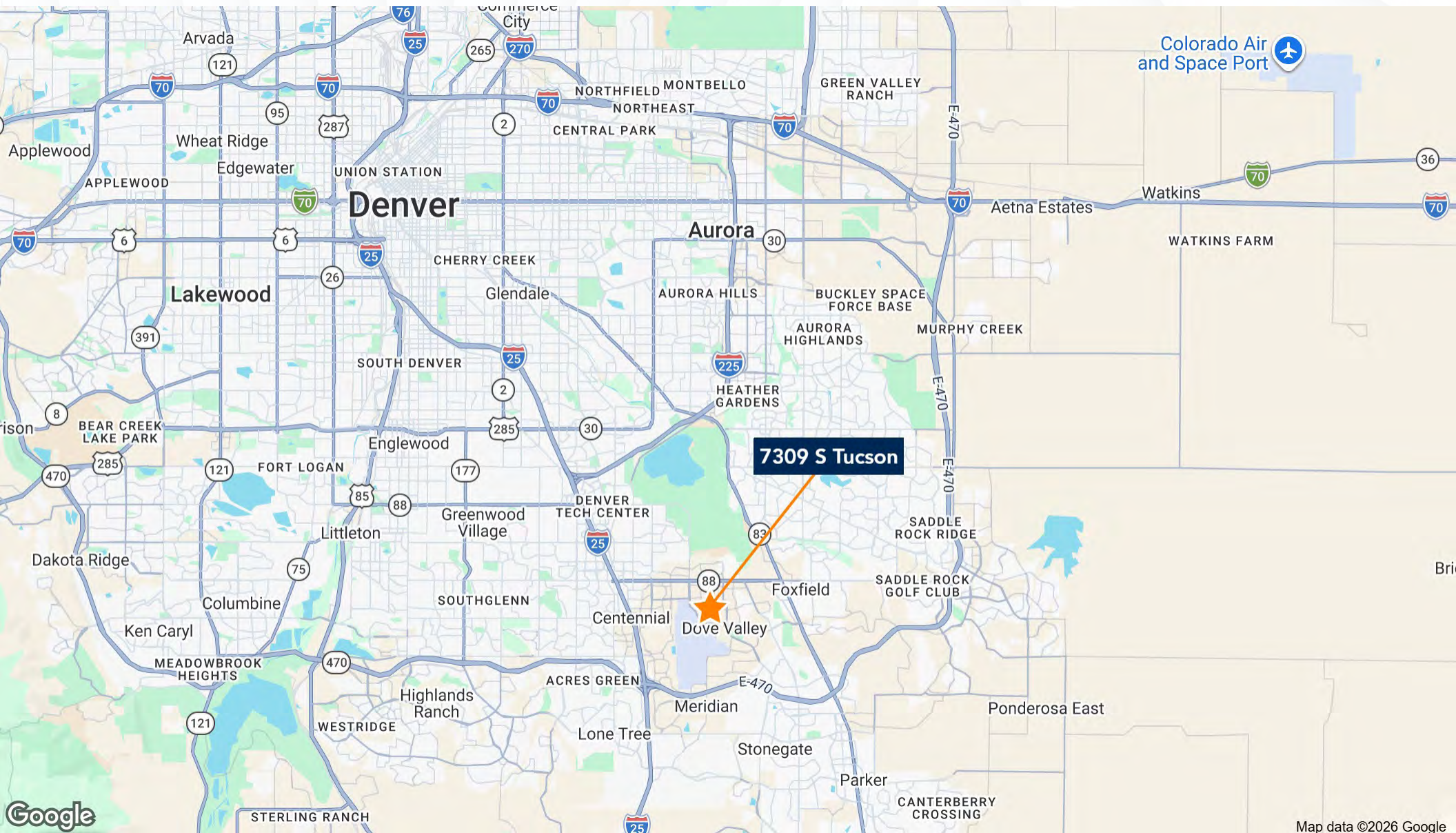
PARCEL MAP



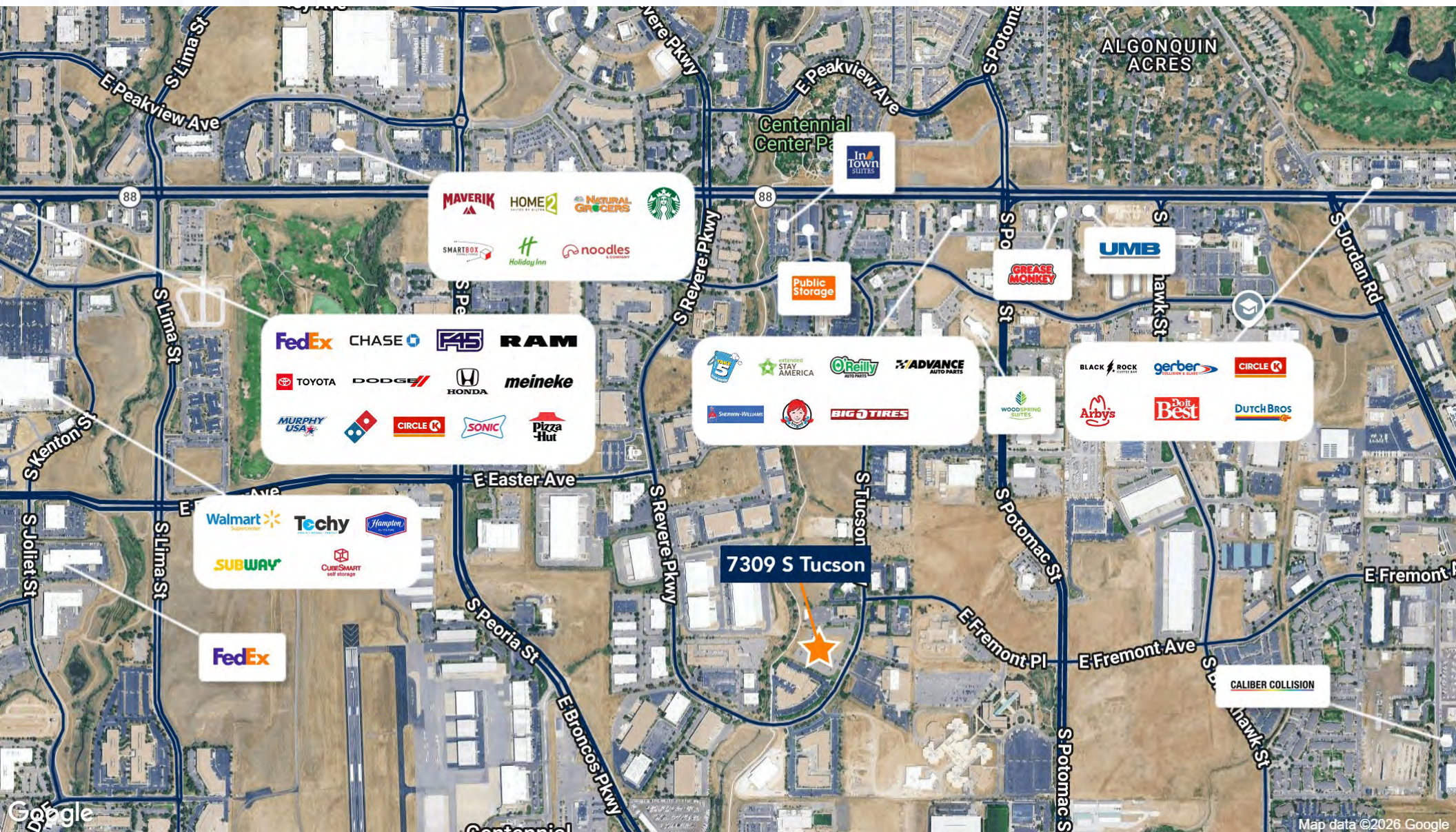
LOCAL MAP



REGIONAL MAP



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 222,000 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

3,046

2025 POPULATION
WITHIN 1 MILE

54,161

2025 POPULATION
WITHIN 3 MILES

222,188

2025 POPULATION
WITHIN 5 MILES

32

MEDIAN AGE
WITHIN 1 MILE

\$108,513

AVERAGE HOUSEHOLD
INCOME WITHIN 1 MILE

\$151,899

AVERAGE HOUSEHOLD
INCOME WITHIN 3 MILES

1,060

2025 TOTAL HOUSEHOLDS
WITHIN 1 MILE

22,167

2025 TOTAL HOUSEHOLDS
WITHIN 3 MILES

1.9

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:

7309 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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