



**GENESEE**  
COMMERCIAL  
GROUP, LLC

# FOR SALE OR LEASE OWNER/USER

RETAIL



**7496 S. SIMMS STREET**  
LITTLETON, COLORADO 80127

**FOR MORE INFORMATION CONTACT:**

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wnetwal@gcgcre.com | 720.476.5228

# PROPERTY HIGHLIGHTS



ADDRESS  
**7496 S. Simms Street  
Littleton, CO 80127**



RSF  
**13,368**



PRICE  
**\$3,120,300**



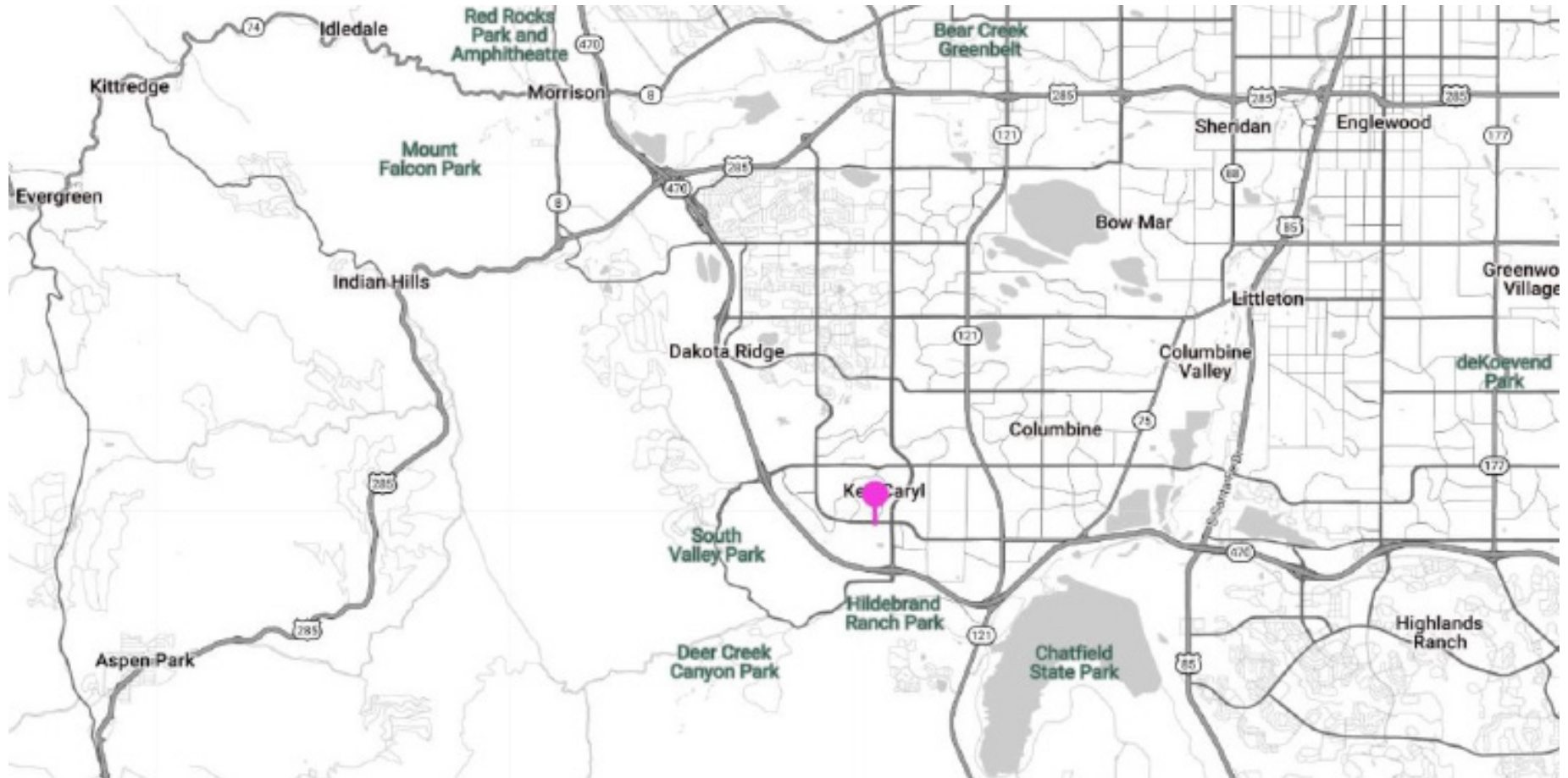
LEASE RATE  
**\$20.00 / SF NNN**

Sale Price:	\$3,120,300
Lease Rate:	\$20/SF NNN
Building Size:	13,368 SF
Land Area:	1.57 acres
Zoning:	P-D Planned Development District
Jurisdiction:	Unincorporated Jefferson County
Stories:	One
Year Built:	1996
Parking Spaces:	64 + 3 Handicap
Fire Suppression:	Sprinklered
Roof System / Age:	EPDM / 2023
Occupancy:	Single Tenant
2024 Property Taxes:	\$86,882

- Drive-Thru Lane
- Original Building Owner
- One Mile to C-470 & W. Ken Caryl Avenue
- Located in the Meadows Plaza Shopping Center
- Monument Signage
- Strong Leasing Market
- Signalized Intersection at W. Ken Caryl Avenue and S. Simms Street

# MAP

7496 S. SIMMS STREET | LITTLETON, CO



# AERIAL

7496 S. Simms Street | Littleton, CO





# LOCATION OVERVIEW

7496 S. Simms Street | Littleton, CO



## DEMOGRAPHICS



**44,451**

2023 POPULATION



**20,300**

2023 HOUSEHOLDS

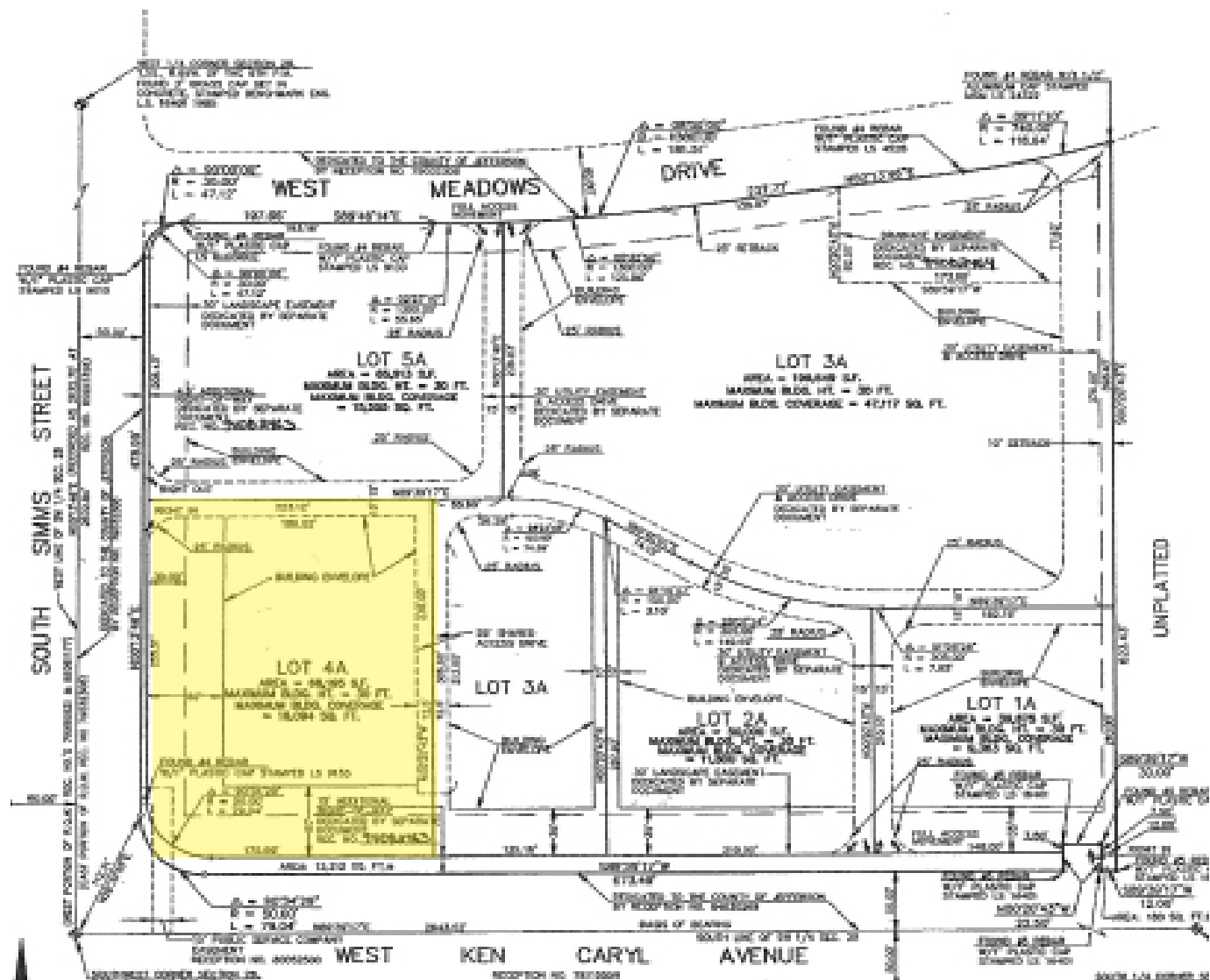


**\$96,611**

2023 MEDIAN  
HOUSEHOLD INCOME

# SURVEY (Plat)

7496 S. Simms Street | Littleton, CO





# OUR TEAM

7496 S. Simms Street | Littleton, CO

## GENESEE COMMERCIAL GROUP

Headquartered in Lakewood, Colorado, Genesee Commercial Group was founded in 1980 as a regional commercial real estate company that provides customized solutions to meet the changing real estate requirements of tenants, building owners, corporate occupants and investors.

Our team of professionals are dedicated to developing and delivering innovative solutions tailored to each client's specific needs. Our professionals have built a reputation for providing informed solutions that combine local market knowledge and specialty expertise with detailed analysis. By combining this knowledge and real-time market intelligence with smart negotiation skills, Genesee Commercial Group's transaction and property management professionals unlock opportunities that support each individual client's real estate and business goals.



**C. Jamie Macbeth**  
Commercial Broker



**William Netwal**  
Commercial Broker



**60 YEARS**

COMMERCIAL BROKER  
EXPERIENCE



**\$75,000,000+**

TOTAL SALES



**OUTSIDE-THE-BOX**

APPROACH TO  
COMMERCIAL REAL ESTATE



**GENESEE**  
COMMERCIAL  
GROUP, LLC

# CONTACT US

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This confidential Offering Memorandum, has been prepared by Genesee Commercial Group, LLC for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Genesee Commercial Group recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as the Lake Arbor Plaza Building at 9101 Harlan Street (the "Property") and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Genesee Commercial Group or its brokers.

Genesee Commercial Group, LLC makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Genesee Commercial Group, LLC has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Genesee Commercial Group and the Owner of the Property. Genesee Commercial Group makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Genesee Commercial Group and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Genesee Commercial Group and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Genesee Commercial Group shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Genesee Commercial Group. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Genesee Commercial Group at your earliest convenience.

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