

Marcus & Millichap  
THE KRAMER GROUP

# 7000 S Yosemite St

Centennial, CO 80112

**Multi-Tenant Office Building | 52,638 Rentable SF | 88% Occupied**

**OFFERING MEMORANDUM**

# 7000 S Yosemite St

## Centennial, CO 80112

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7000 S Yosemite St  
Centennial, CO 80112

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**7.81%**  
CAP RATE

Marcus & Millichap  
THE KRAMER GROUP

# 7000 S Yosemite St

Centennial, CO 80112



# THE OFFERING

**The Kramer Group** of Marcus & Millichap is pleased to present 7000 S Yosemite. This Class B, multi-tenant office building is ideally located with great access to I-25.

7000 S Yosemite is a beautiful two-story brick office building, with 53,532 gross square feet. It has Class A features like underground executive parking, a fitness center, and on-site storage. The lobby has been recently renovated.

Ideally located on Yosemite with great access to I-25 via Arapahoe Road and Dry Creek. 7000 S Yosemite is near numerous amenities like Fiddler's Green, Pindustry, and Top Golf Centennial.



**Beautifully  
Renovated Lobby**



**Great Access to I-25  
via Arapahoe Road  
& Dry Creek**



**4 / 1,000  
Parking Ratio**



**Underground  
Executive Parking**

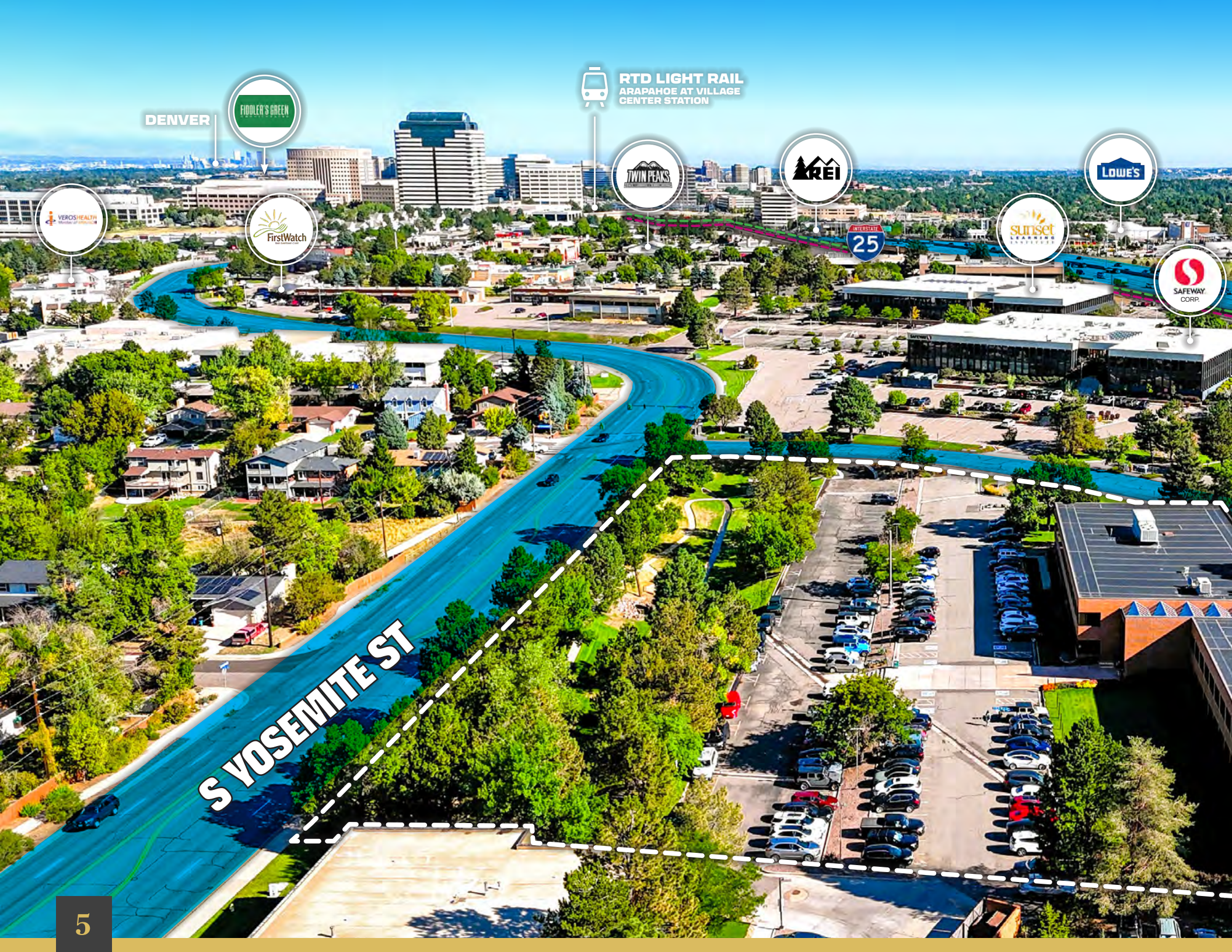


**88% Occupied**



**53,532 Gross  
Square Feet**





DENVER



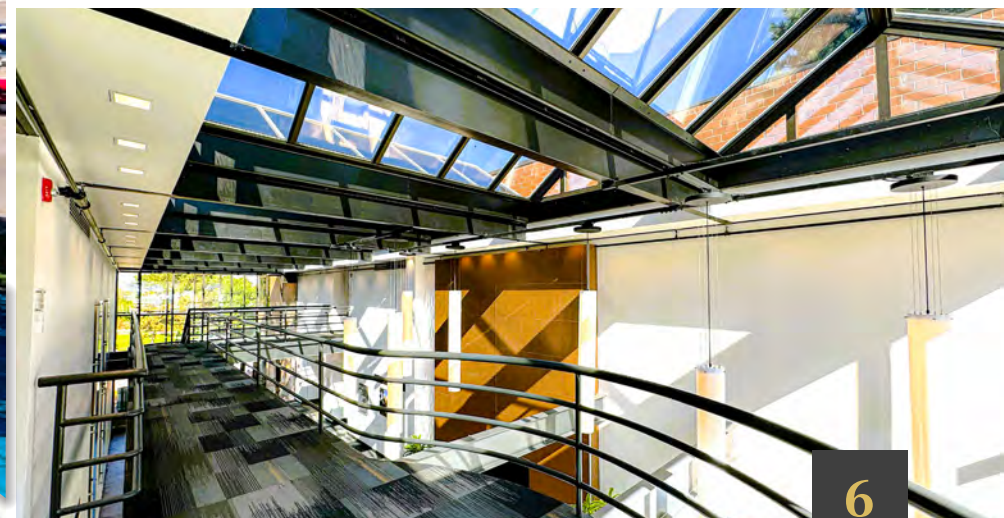
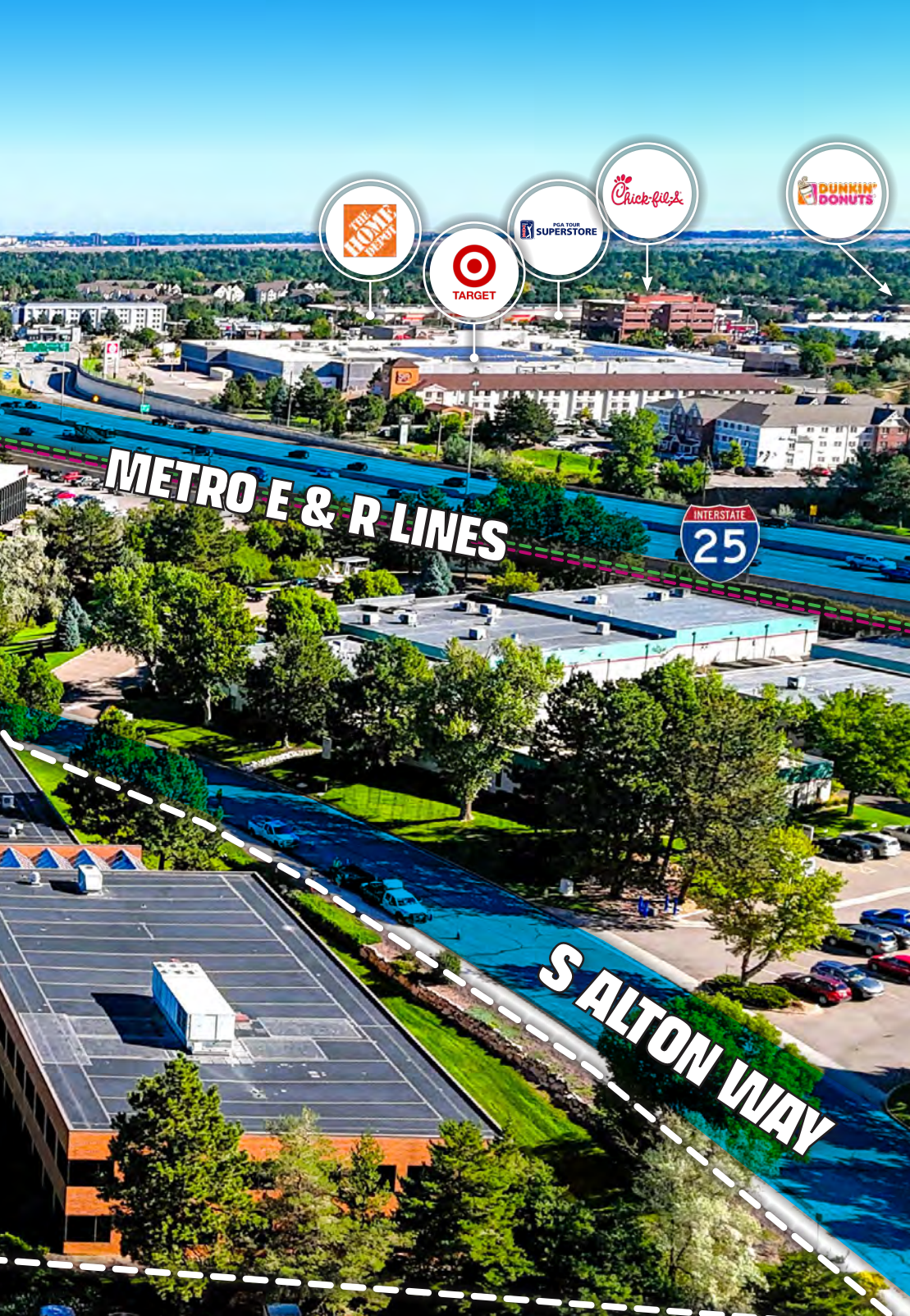
RTD LIGHT RAIL  
ARAPAHOE AT VILLAGE  
CENTER STATION



INTERSTATE  
25



S YOSEMITE ST



# 7000 S Yosemite St

Centennial, CO 80112

**\$6,995,000**  
OFFERING PRICE

**1980**  
YEAR BUILT

**53,532 SF**  
BUILDING SIZE

**25,095 SF**  
TYPICAL FLOOR SIZE

**7.81%**  
CAP RATE





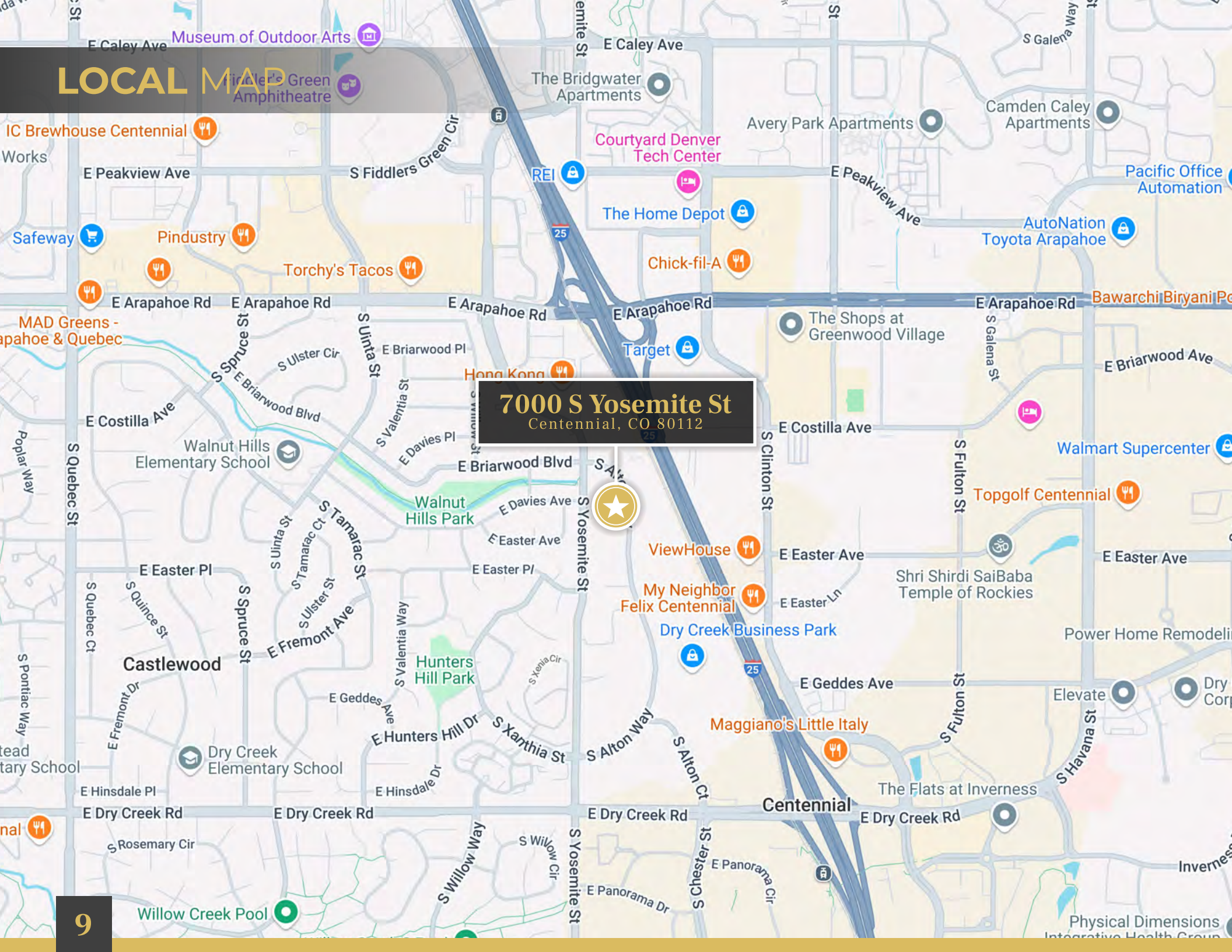


# EXCELLENT TENANCY

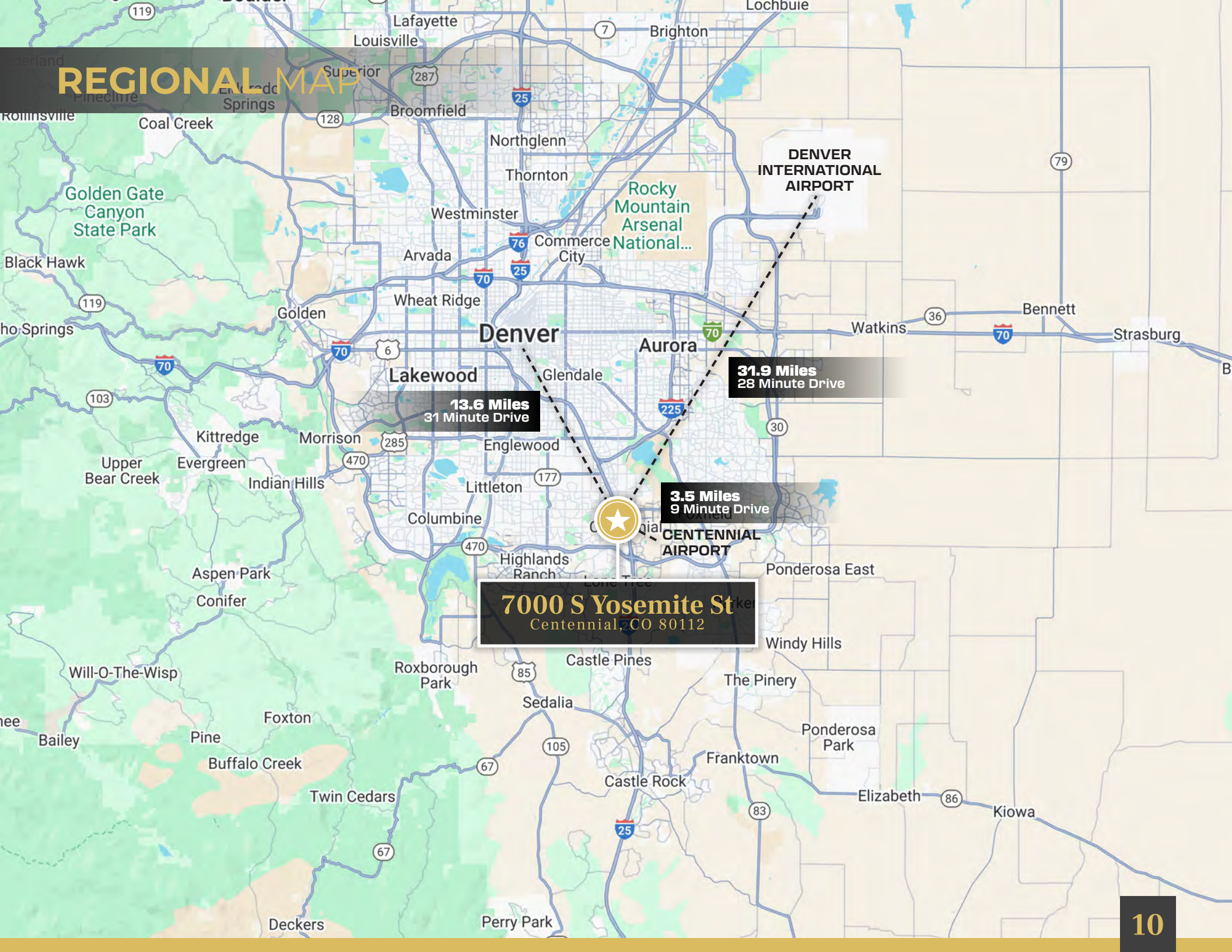


# LOCAL MAP

**7000 S Yosemite St**  
Centennial, CO 80112



# REGIONAL MAP



**7000 S Yosemite St**  
Centennial, CO 80112

**13.6 Miles**  
31 Minute Drive

**31.9 Miles**  
28 Minute Drive

**3.5 Miles**  
9 Minute Drive

# MARKET OVERVIEW

***Centennial, Colorado, is a prime location for office real estate, offering excellent accessibility, a highly educated workforce, and proximity to key amenities.***

**Transportation and Accessibility:** Centennial is well-connected via major highways like I-25, E-470, and C-470, offering easy access to downtown Denver and Denver International Airport. The nearby RTD light rail stations, such as Dry Creek, provide convenient public transportation for commuters, making it highly accessible for businesses and employees alike.

**Proximity to Retail and Dining:** The area is close to major commercial hubs like The Streets at SouthGlenn and Park Meadows Mall, providing a variety of shopping, dining, and entertainment options. These amenities enhance the convenience and appeal of working in Centennial.

**Highly Educated Workforce:** Centennial benefits from a strong, well-educated workforce, with nearby universities like the University of Denver and the University of Colorado supplying top talent in industries such as technology, finance, and healthcare.

**Quality of Life and Green Spaces:** The city offers a high quality of life, with access to outdoor spaces like Cherry Creek State Park and Centennial Center Park, providing a balance of urban convenience and outdoor lifestyle that appeals to employees.

In summary, Centennial's strong transportation infrastructure, skilled workforce, and proximity to amenities make it an ideal location for office real estate.



# CENTENNIAL, CO

DEMOGRAPHICS

**10,643**

2023 POPULATION  
WITHIN 1 MILE

**83,005**

2023 POPULATION  
WITHIN 3 MILES

**238,368**

2023 POPULATION  
WITHIN 5 MILES

**37.0**

MEDIAN AGE  
WITHIN 1 MILE

**\$133,228**

AVERAGE HOUSEHOLD  
INCOME WITHIN 1 MILE

**\$164,238**

AVERAGE HOUSEHOLD  
INCOME WITHIN 3 MILES

**5,039**

2023 TOTAL HOUSEHOLDS  
WITHIN 1 MILE

**35,881**

2023 TOTAL HOUSEHOLDS  
WITHIN 3 MILES

**2.1**

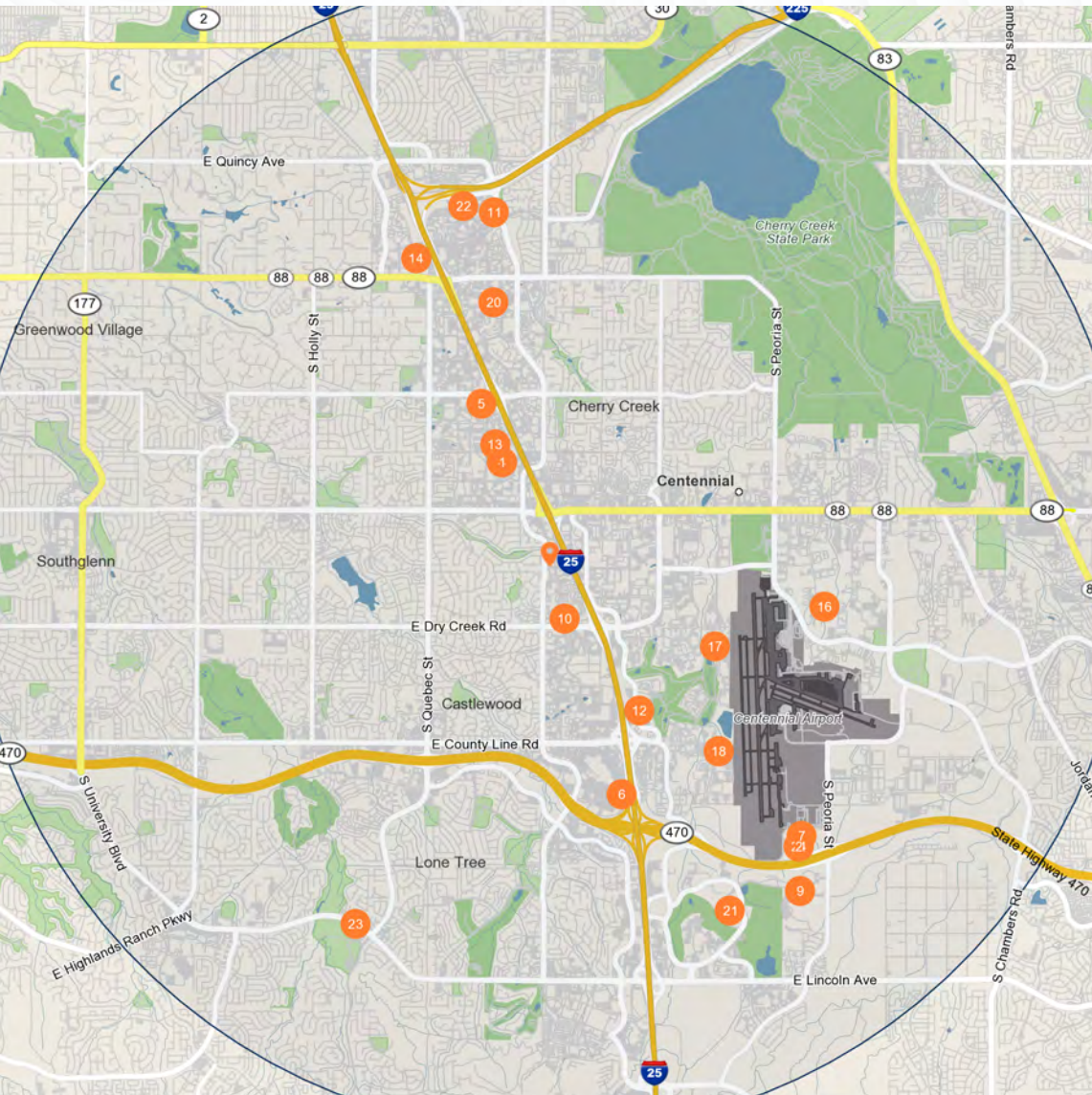
AVERAGE HOUSEHOLD  
SIZE WITHIN 1 MILE

# DEMOGRAPHICS BY RADIUS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2028 Projection</b>			
Total Population	10,959	85,621	251,704
<b>2023 Estimate</b>			
Total Population	10,643	83,005	239,368
<b>2020 Census</b>			
Total Population	11,042	84,922	237,662
<b>2010 Census</b>			
Total Population	9,629	74,802	209,707
<b>Daytime Population</b>			
2023 Estimate	40,919	201,445	373,364
<b>HOUSEHOLDS</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2028 Projection</b>			
Total Households	5,217	37,183	108,040
<b>2023 Estimate</b>			
Total Households	5,039	35,881	102,362
Average (Mean) Household Size	2.1	2.3	2.3
<b>2020 Census</b>			
Total Households	4,931	35,051	98,868
<b>2010 Census</b>			
Total Households	4,353	30,944	87,287
<b>HOUSEHOLDS BY INCOME</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2023 Estimate</b>			
\$200,000 or More	15.3%	21.7%	19.5%
\$150,000-\$199,999	10.8%	14.0%	13.3%
\$100,000-\$149,999	21.0%	21.6%	20.5%
\$75,000-\$99,999	12.2%	11.8%	12.3%
\$50,000-\$74,999	16.1%	14.4%	14.7%
\$35,000-\$49,999	10.3%	7.0%	8.0%
\$25,000-\$34,999	4.1%	3.3%	4.4%
\$15,000-\$24,999	3.3%	2.2%	3.2%
Under \$15,000	7.0%	4.1%	4.2%
Average Household Income	\$133,228	\$164,238	\$153,881
Median Household Income	\$93,639	\$114,306	\$106,896
Per Capita Income	\$63,345	\$71,295	\$65,958

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
<b>Population By Age</b>			
2023 Estimate Total Population	10,643	83,005	239,368
Under 20	20.1%	20.9%	21.7%
20 to 34 Years	26.3%	21.5%	21.5%
35 to 49 Years	21.6%	19.4%	20.2%
50 to 59 Years	11.9%	13.6%	13.2%
60 to 64 Years	5.7%	7.0%	6.5%
65 to 69 Years	5.2%	6.6%	5.9%
70 to 74 Years	3.8%	5.0%	4.7%
Age 75+	5.3%	6.0%	6.3%
Median Age	37.0	40.4	39.6
<b>Population by Gender</b>			
2023 Estimate Total Population	10,643	83,005	239,368
Male Population	50.9%	50.2%	49.8%
Female Population	49.1%	49.8%	50.2%
<b>Travel Time to Work</b>			
Average Travel Time to Work in Minutes	23.0	24.0	26.0

# MAJOR EMPLOYERS



Major Employers		Employees
1	American Medical Response Inc-American Medical Response	27,000
2	Liberty Qvc Holding LLC	17,700
3	Liberty Global Inc	15,000
4	Global Medical Response Inc-Air Medical Group Holdings	6,000
5	Universal Services America LP-Universal Protection	5,150
6	Francescas Holdings Corp	4,867
7	Ei Holdings Inc	4,047
8	Newmont Gold Company	3,600
9	Western Union Fincl Svcs Inc-Orlandi Valuta	3,200
10	Arrow Electronics Inc-Arrow	3,069
11	Synergy Services Inc-Talent Wave	3,000
12	Corporex Colorado LLC	2,956
13	Ttec Healthcare Solutions Inc	2,810
14	Dcp Midstream Gp LP	2,650
15	Dcp Midstream Marketing LLC	2,633
16	Correctnal Hlthcare Cmpnies LL-Chc Pharmacy Services	2,435
17	Sam Good Club-Affinity Recreation In Motion	2,098
18	Allium US Holding LLC	2,060
19	Ttec Holdings Inc-Ttec	2,045
20	Hawkwood Energy East Texas LLC	2,039
21	Dish Network Corporation-Dish Network	2,031
22	Aimco-Gp Inc	1,693
23	Charles Schwab Corporation	1,545
24	Lgi International Inc	1,510
25	Ihs Global Inc-Eviews	1,400

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