

OFFICE INVESTMENT BUILDINGS FOR SALE

PRICE: \$4,990,000

\$78.98/Square Foot

8.5% CAP RATE



\$2,178,268

7853 E Arapahoe Court, Centennial, CO 80112



\$2,812,199

7955 E Arapahoe Court, Centennial, CO 80112

- Site Size: 1.48 Acres
- Built 1981
- LED lighting
- Signage On Arapahoe



CURRENT NOI
ON LEASED SPACE:
\$185,152.79



TOTAL SF:
31,590



VACANCY:
92% Leased
8% Vacancy

- Site Size: 1.10 Acres
- Built 1981
- LED lighting
- RTD bus stop on site



CURRENT NOI
ON LEASED SPACE:
\$239,036



TOTAL SF:
31,590



VACANCY:
98% Leased
2% Vacancy

The Arapahoe Court Office Buildings are attractive, Suburban, multi-tenant, three story office buildings located on the Arapahoe Corridor just south of the Denver Tech Center, immediately off the I-25 and Arapahoe interchange. The immediate market area is seeing an abundance of redevelopment with Shake Shack, Pindustry, Cherry Creek Food Hall & soon to be completed 330 unit brand new multi-family project and much more. The buildings offer excellent visibility and signage on busy Arapahoe Road; ample parking; a full turn signalized access at Spruce St. Occupants appreciate quick and easy access to DTC and Downtown Denver without having to pay the higher price of those markets. 2 minutes to DTC, 15 minutes to Cherry Creek North and 20 minutes to Downtown Denver, Tenants enjoy the nearby amenities which include multiple grocery stores, large shopping centers, a multitude of restaurants, coffee shops, bars and entertainment venues, health clubs, shopping, and significant residential neighborhoods and apartments.



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WE WORK HARD. WE FIND SOLUTIONS. WE DELIVER RESULTS.



BUILDING DETAILS

7853 E Arapahoe Court, Centennial, CO 80112

Total Building SF	31,590 SF
Site Size	1.48 Acres (+/- 64,506 SF)
Elevator	YES
Zoning	B-1
Stories	3
Construction	Masonry
Year Built	1981
Tenancy	Multi
Property Taxes	\$85,887.68 (2023 PAID IN 2024)
Parking	2.75/1,000 SF (126 Spaces)

OTHER DETAILS

Excellent Location on E Arapahoe Rd

Close proximity to area restaurants, banking, shopping and hotels

Ample Parking

Diverse Tenant Mix

Newly remodeled Restrooms

New Carpet & Paint

RTD Bus Stop at front of property



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BUILDING DETAILS

7955 E Arapahoe Court, Centennial, CO 80112

Total Building SF	31,590
Site Size	1.10 Acres (+/- 47,926 SF)
Elevator	YES
Zoning	B-1
Stories	3
Construction	Masonry
Year Built	1981
Tenancy	Multi
Property Taxes	\$85,989.76 (2023 PAID IN 2024)
Parking	2.75/1,000 SF (126 Spaces)

OTHER DETAILS

- Excellent Location on E Arapahoe Rd**
- Close proximity to area restaurants, banking, shopping and hotels**
- Several new developments in the immediate area**
- Ample Parking**
- Diverse Tenant Mix**
- Upgrades to interior common areas**
- RTD Bus Stop at front of property**



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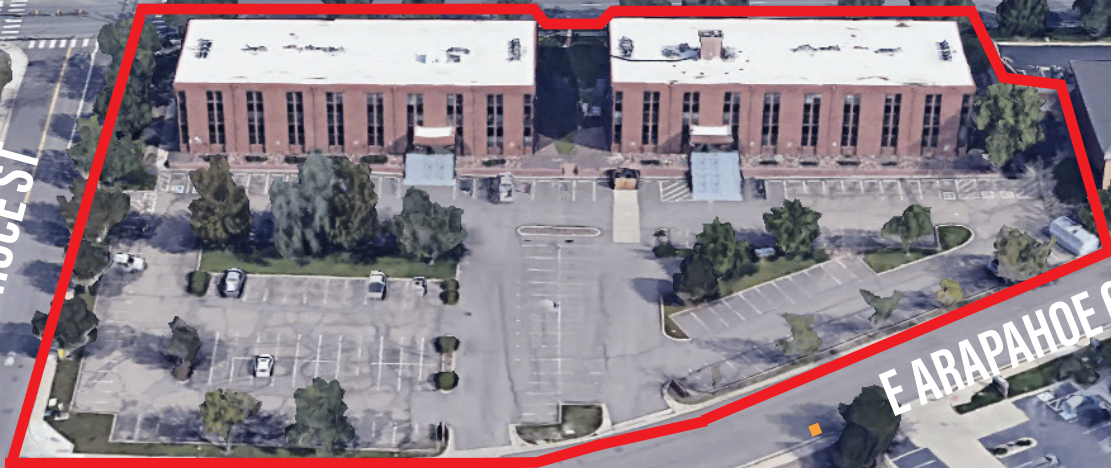
SHAKE  SHACK®



ARAPAHOE ROAD

S SPRUCE ST

E ARAPAHOE CT



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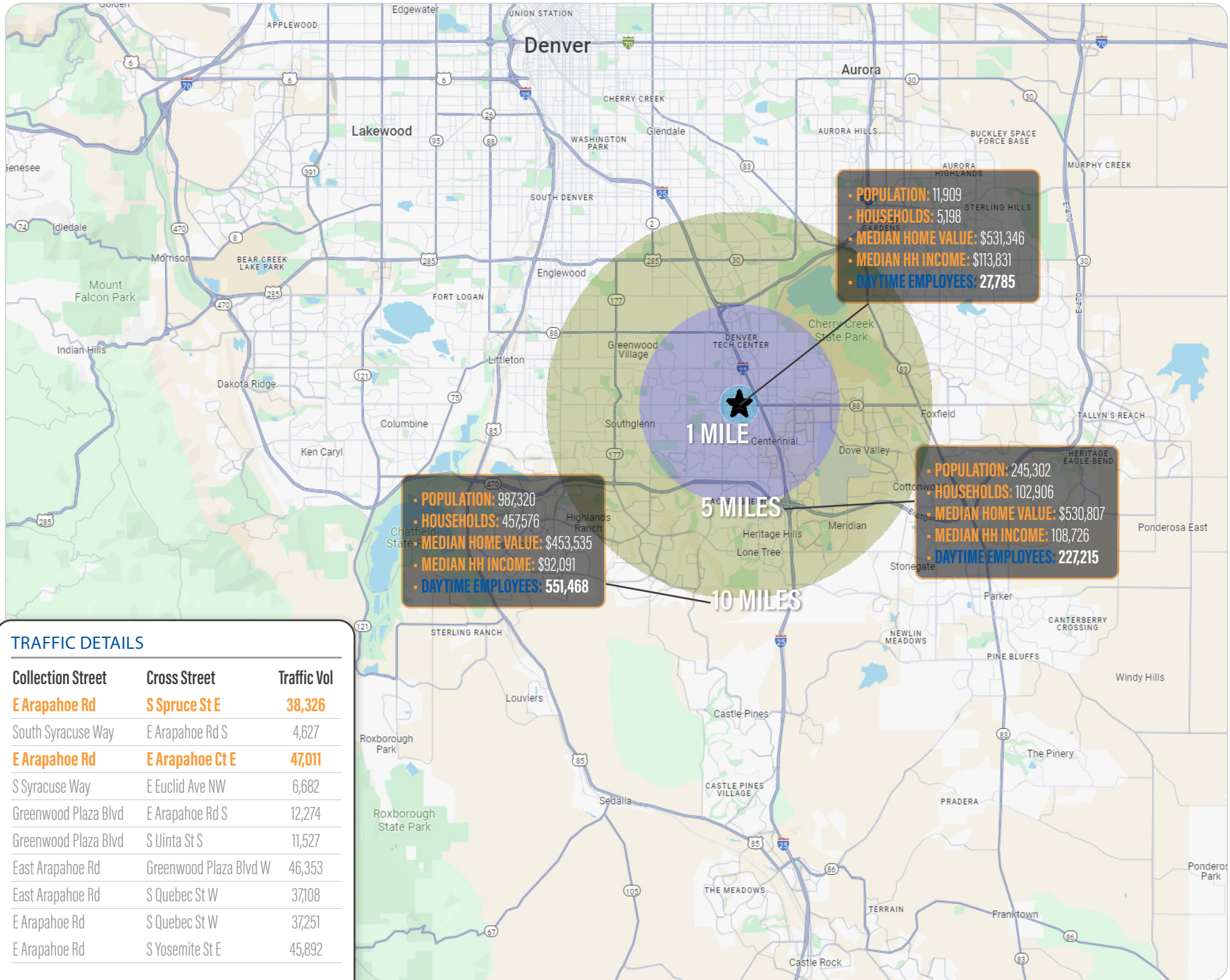
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AREA DEMOGRAPHICS



- POPULATION: 11,909
 - HOUSEHOLDS: 5,198
 - MEDIAN HOME VALUE: \$531,346
 - MEDIAN HH INCOME: \$113,831
 - DAYTIME EMPLOYEES: 27,785

- POPULATION: 987,320
 - HOUSEHOLDS: 457,576
 - MEDIAN HOME VALUE: \$453,535
 - MEDIAN HH INCOME: \$92,091
 - DAYTIME EMPLOYEES: 551,468

- POPULATION: 245,302
 - HOUSEHOLDS: 102,906
 - MEDIAN HOME VALUE: \$530,807
 - MEDIAN HH INCOME: 108,726
 - DAYTIME EMPLOYEES: 227,215

TRAFFIC DETAILS

Collection Street	Cross Street	Traffic Vol
E Arapahoe Rd	S Spruce St E	38,326
South Syracuse Way	E Arapahoe Rd S	4,627
E Arapahoe Rd	E Arapahoe Ct E	47,011
S Syracuse Way	E Euclid Ave NW	6,682
Greenwood Plaza Blvd	E Arapahoe Rd S	12,274
Greenwood Plaza Blvd	S Uinta St S	11,527
East Arapahoe Rd	Greenwood Plaza Blvd W	46,353
East Arapahoe Rd	S Quebec St W	37,108
E Arapahoe Rd	S Quebec St W	37,251
E Arapahoe Rd	S Yosemite St E	45,892

LOAN SCENARIOS

Office	Traditional Lender	Traditional Lender	LifeCo Lender	LifeCo Lender
Value	\$4,990,000	\$4,990,000	\$4,990,000	\$4,990,000
NOI	\$424,189	\$424,189	\$424,189	\$424,189
Projected Cap Rate	8.5%	8.5%	8.5%	8.5%
LTC/LTV	72%	70%	65%	65%
Proposed Terms				
Loan Amount	\$3,612,760	\$3,493,000	\$3,243,500	\$3,243,500
Interest Rate	6.75%	6.50%	6.15%	6.26%
Term	5-yr	5-yr	5-yr	10-yr
Amortization	30	25	25	25
Annual Debt Service	\$281,188	\$283,020	\$254,356	\$256,877
Projected DSCR	1.51	1.50	1.67	1.65
Equity Contribution	\$1,377,240	\$1,497,000	\$1,746,500	\$1,746,500
Excess Cash Flow - Annual	\$143,001	\$141,169	\$169,833	\$167,312
Recourse	Full Recourse	Full Recourse	Negotiable	Negotiable
Prepayment Penalty	None	None	YM	None
Lender Fee	65 Bps	20 Bps	Par = \$0	Par = \$0
Notes			Rate Buydown for 1.00% = 25Bps	6-months rate lock. Good for people that have debt maturing

Loan offered by: Slatt Capital

Adam Aluise | 303.587.7518 | adam.aluise@slatt.com
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John Propp Commercial Group, established in 1997, is a full service Commercial Real Estate Brokerage Company located in Greenwood Village, Colorado. We provide a wide range of services and expertise to Owners, Users and Investors of commercial real estate.

Annually recognized as one of the Top 10 “boutique” commercial brokerage offices in Denver, John Propp Commercial Group has built its reputation and success on providing its clients and customers the utmost in professionalism and respect.



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