

Dove Valley Land

7165 S Tucson Way | Centennial, CO



FOR SALE

AVAILABLE

4.84 Acres

PRICE

\$12.00/SF (\$2,529,964)

ZONING

City of Centennial BP100

CITY/COUNTY

Centennial/Arapahoe

ABOUT THE PROPERTY

- City of Centennial BP100 zoned land provides for a variety of office and light-industrial uses.
- **Zoning allows for accessory outdoor storage**
- Property has extensive due diligence files available including ALTA, ESA Phase 1, Geotech, Topo, Traffic Analysis, and more. Please contact brokers for access.
- Safe area located less than a half mile from the Arapahoe County Sheriff's Office.
- Less than a five-minute drive to the Centennial Airport.

TRAFFIC COUNTS

I-25 N via Arapahoe Interchange	3.3 Miles
I-25 S via County Line Interchange	3.2 Miles
I-225 via Arapahoe Interchange	2.6 Miles
E-470 via Peoria Interchange	3.4 Miles

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	4,024	56,251	231,927
Total Households	1,219	22,024	92,671
Avg. Household Income	\$149,090	\$176,061	\$162,140
Daytime Population	13,465	116,948	343,728

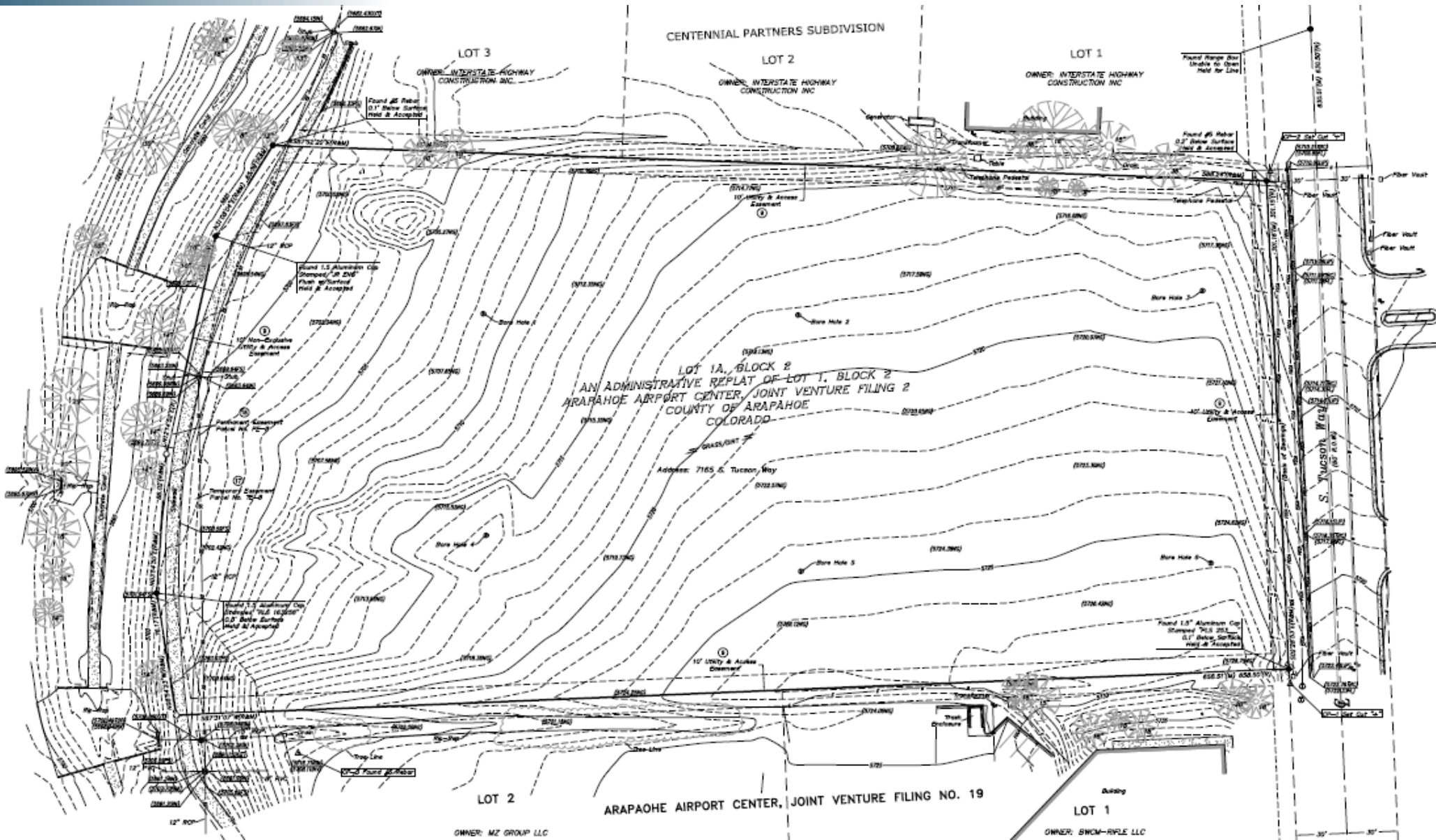
Year: 2024 | Source: Esri

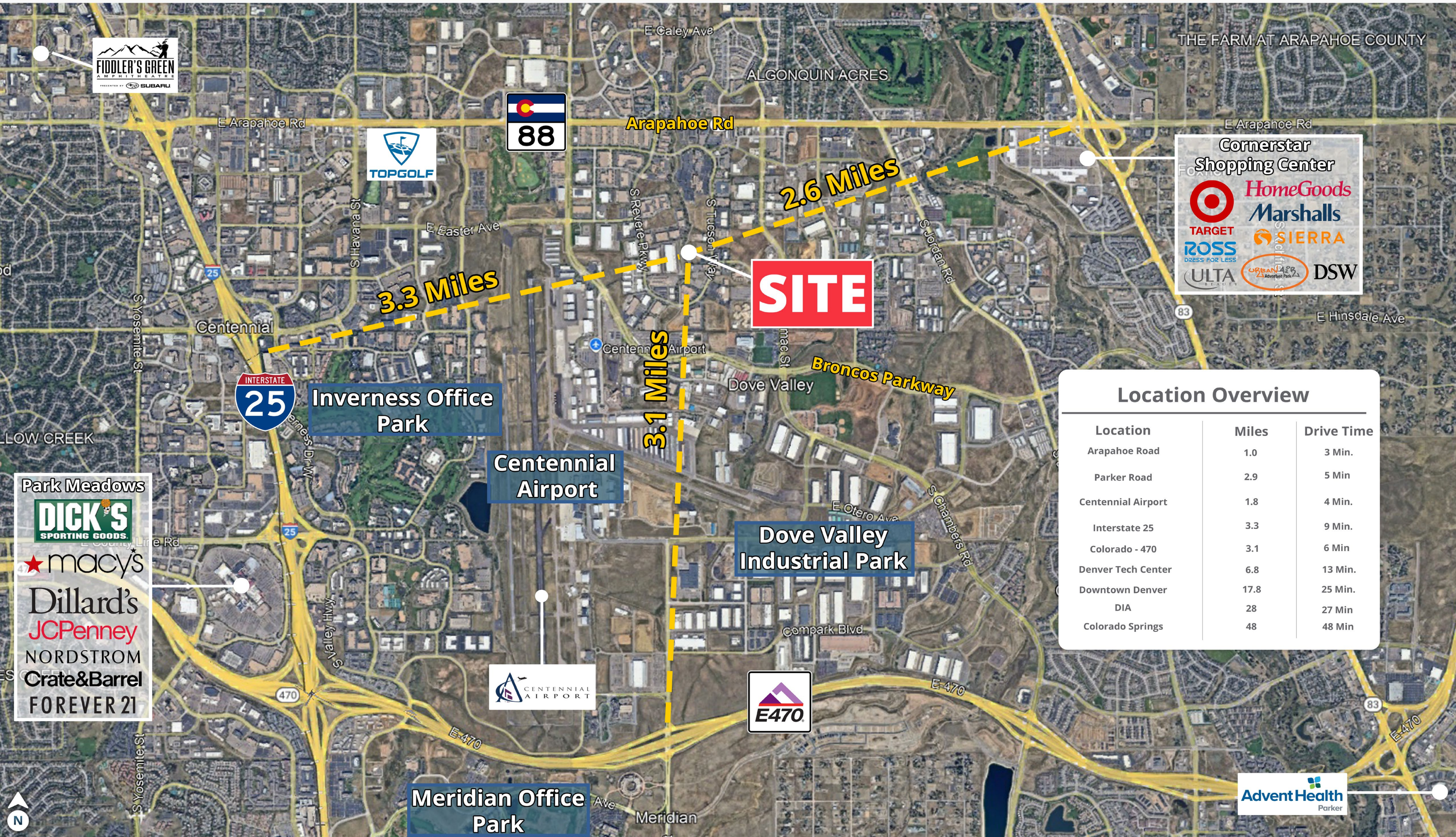
CONTACT

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SURVEY





Cornerstar Shopping Center

Location Overview		
Location	Miles	Drive Time
Arapahoe Road	1.0	3 Min.
Parker Road	2.9	5 Min.
Centennial Airport	1.8	4 Min.
Interstate 25	3.3	9 Min.
Colorado - 470	3.1	6 Min.
Denver Tech Center	6.8	13 Min.
Downtown Denver	17.8	25 Min.
DIA	28	27 Min.
Colorado Springs	48	48 Min.

Park Meadows

Meridian Office Park

Centennial Airport

Dove Valley Industrial Park

Inverness Office Park

SITE

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DEMOGRAPHIC HIGHLIGHTS

1 MILE

4,024 Population	13,465 Total Daytime Population	\$149,090 Average Household Income	1,219 Total Households
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3 MILES

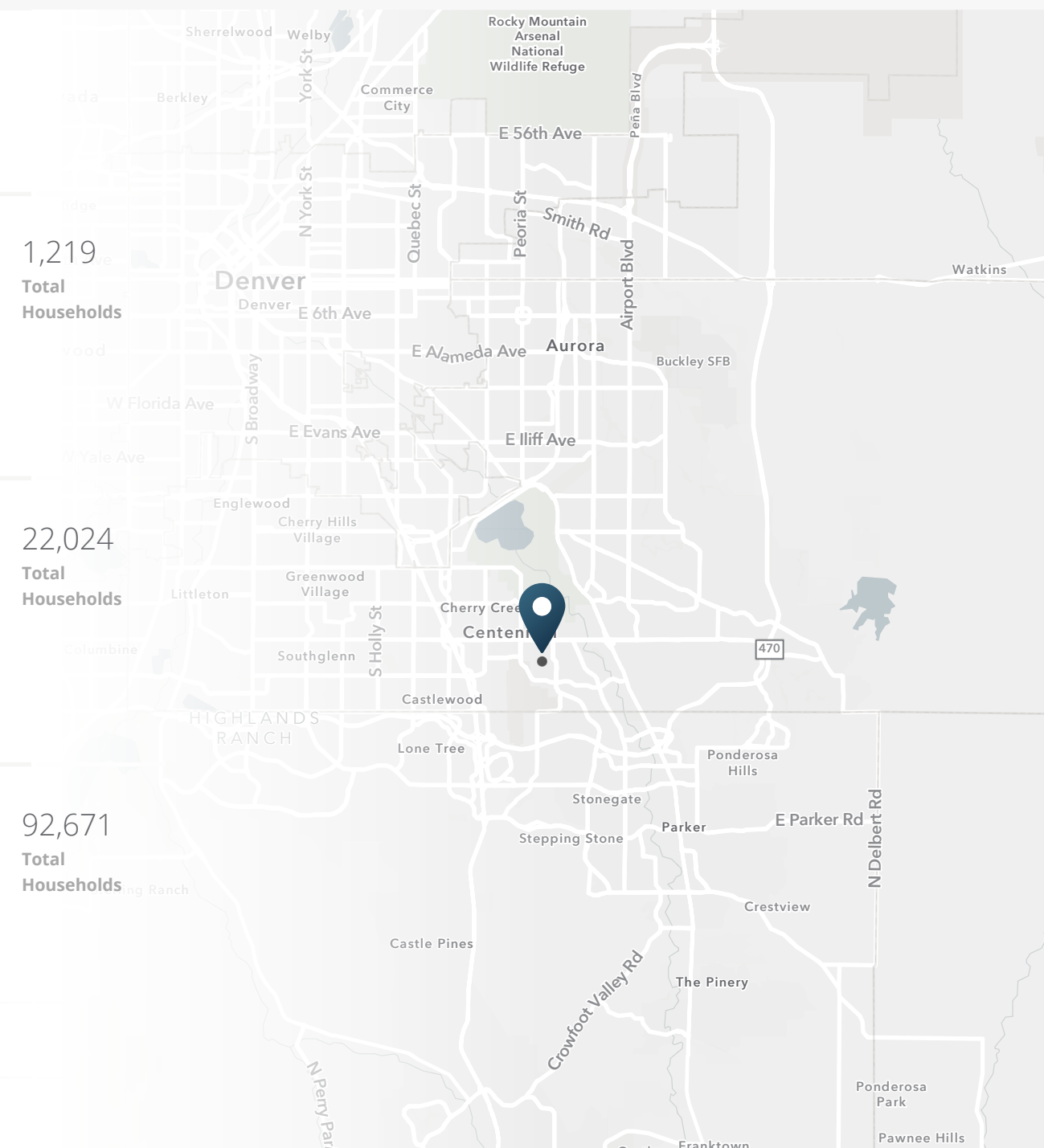
56,251 Population	116,948 Total Daytime Population	\$176,061 Average Household Income	22,024 Total Households
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5 MILES

231,927 Population	343,728 Total Daytime Population	\$162,140 Average Household Income	92,671 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





AVAILABLE
1.84 Acres

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