SVN
DENVER COMMERCIAL

DUTCH CREEK OFFICES

8370 WEST COAL MINE AVENUE
LITTLETON, CO 80123

Gabriel Hill
Advisor
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Property Summary

OFFERING SUMMARY

Available SF:	Fully Leased
Lease Rate:	Negotiable
Lot Size:	31,877 SF
Year Built:	1983
Building Size:	8,282 SF
Zoning:	Planned Development (PD)
Market:	Denver
Submarket:	Southwest Denver

PROPERTY OVERVIEW

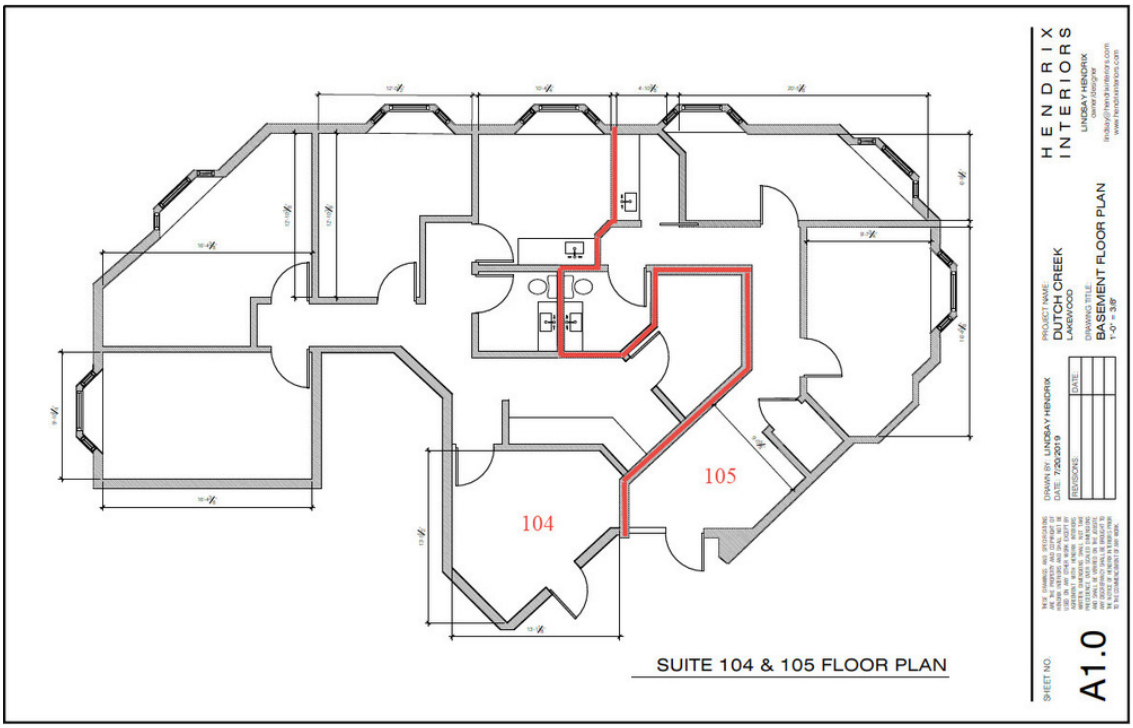
Dutch Creek Offices has availability for professional or medical tenants. This is an ideal location for small medical practices or businesses serving the local residential population.

PROPERTY HIGHLIGHTS

- See drone footage at https://player.vimeo.com/video/342394420
- Charming office building in a park-like setting
- Average household income of $92,510 (three-mile)
- Excellent visibility
- ADT of 33,000 on South Wadsworth Boulevard
- ADT of 17,000 on Coal Mine Avenue
- 35 minutes to Downtown Denver
- 25 minutes to DTC
- Reimbursable operating expenses of $6.33 per square foot

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Available Spaces



LEASE TYPE - | TOTAL SPACE FULLY LEASED | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Suite 101	1,079 SF	$15.00 SF/yr	Suite built out for medical use with three plumbed exam rooms
Suite 104	1,349 SF	$15.00 SF/yr	Suite could be used for professional or medical use. Tenant rep broker incentive of an additional $3,000 for lease of this suite signed before December 31, 2019.

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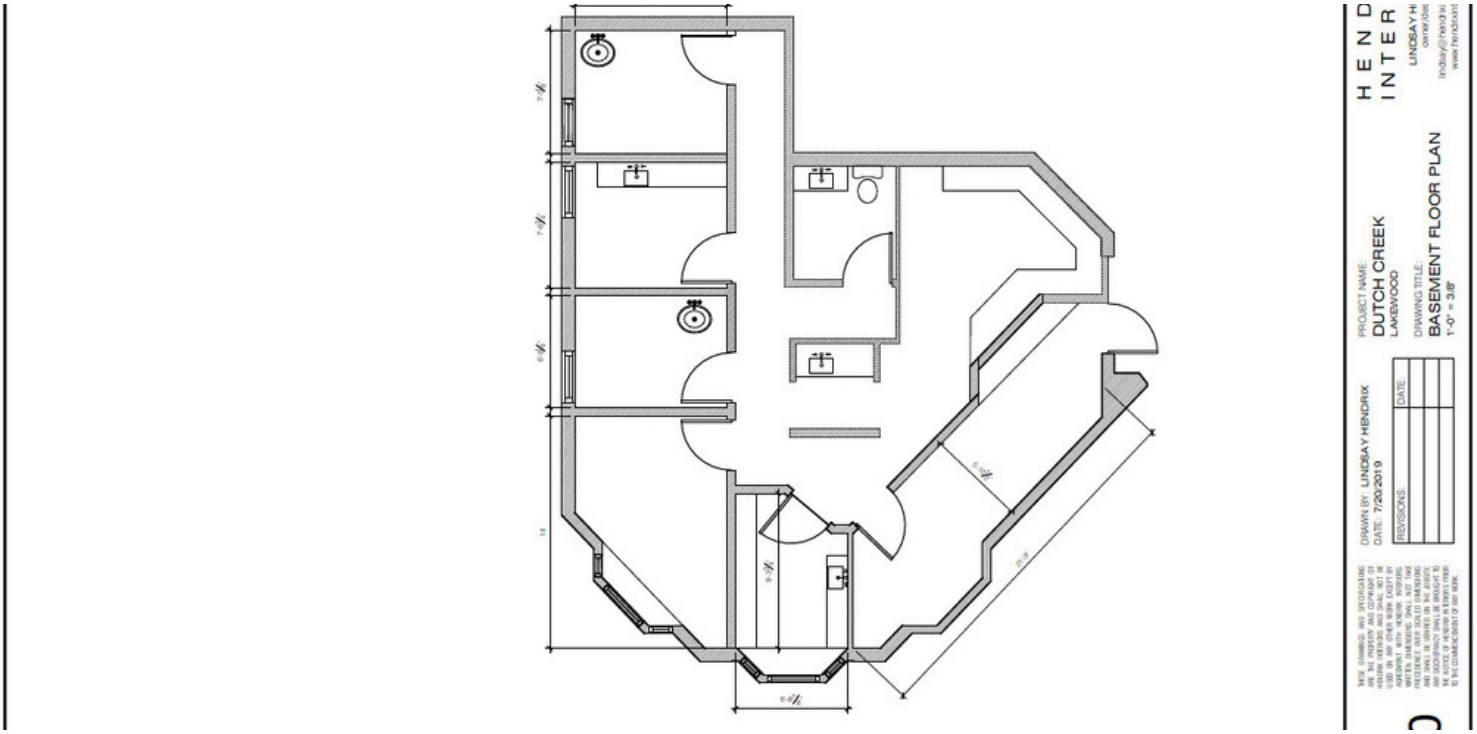
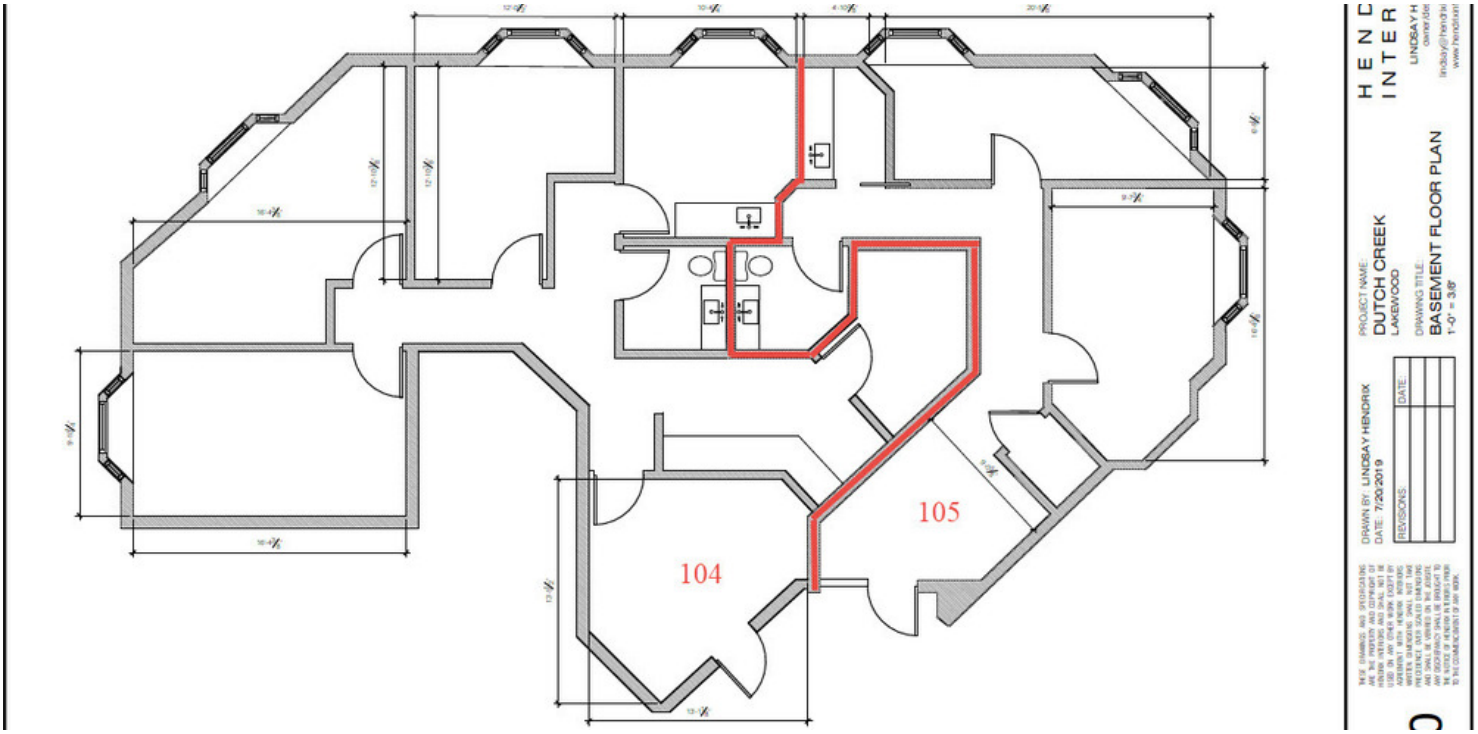
Additional Photos





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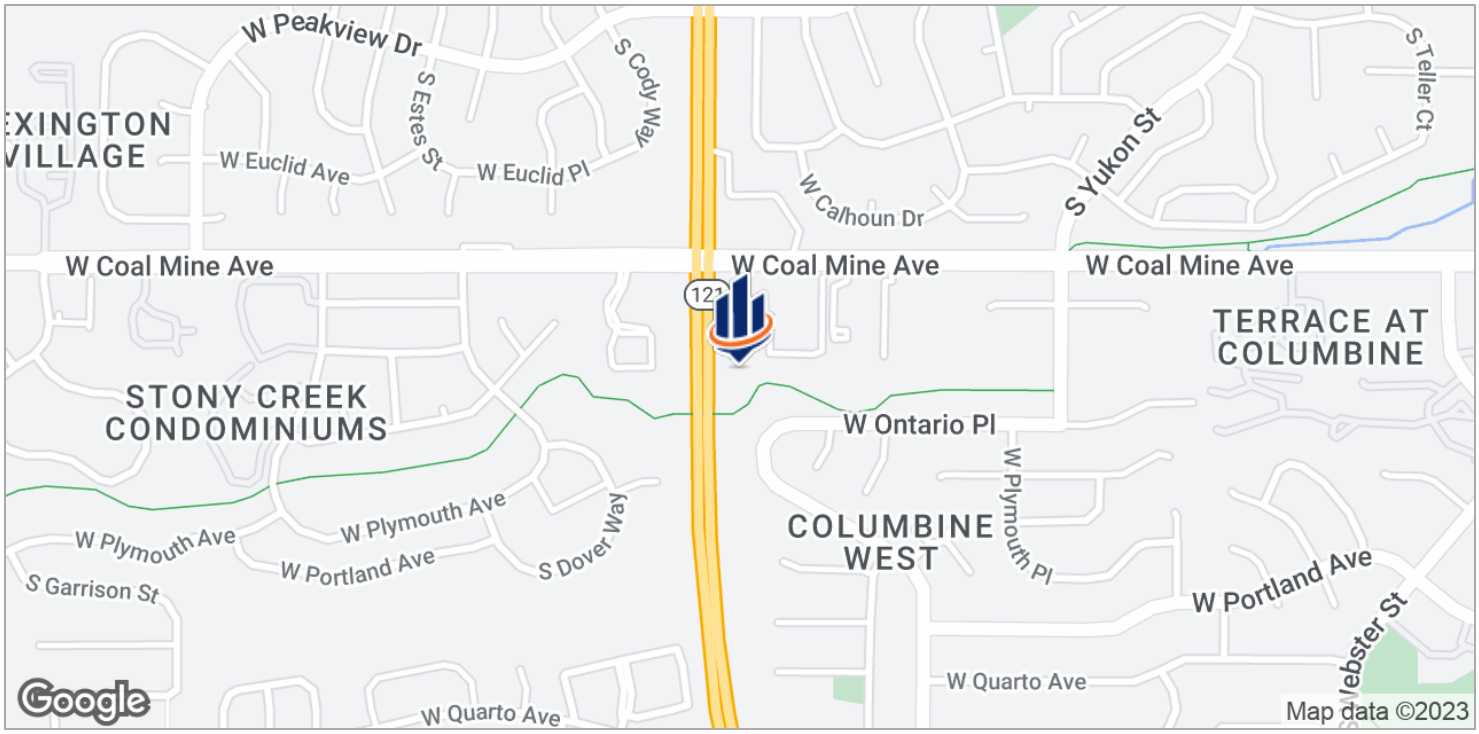
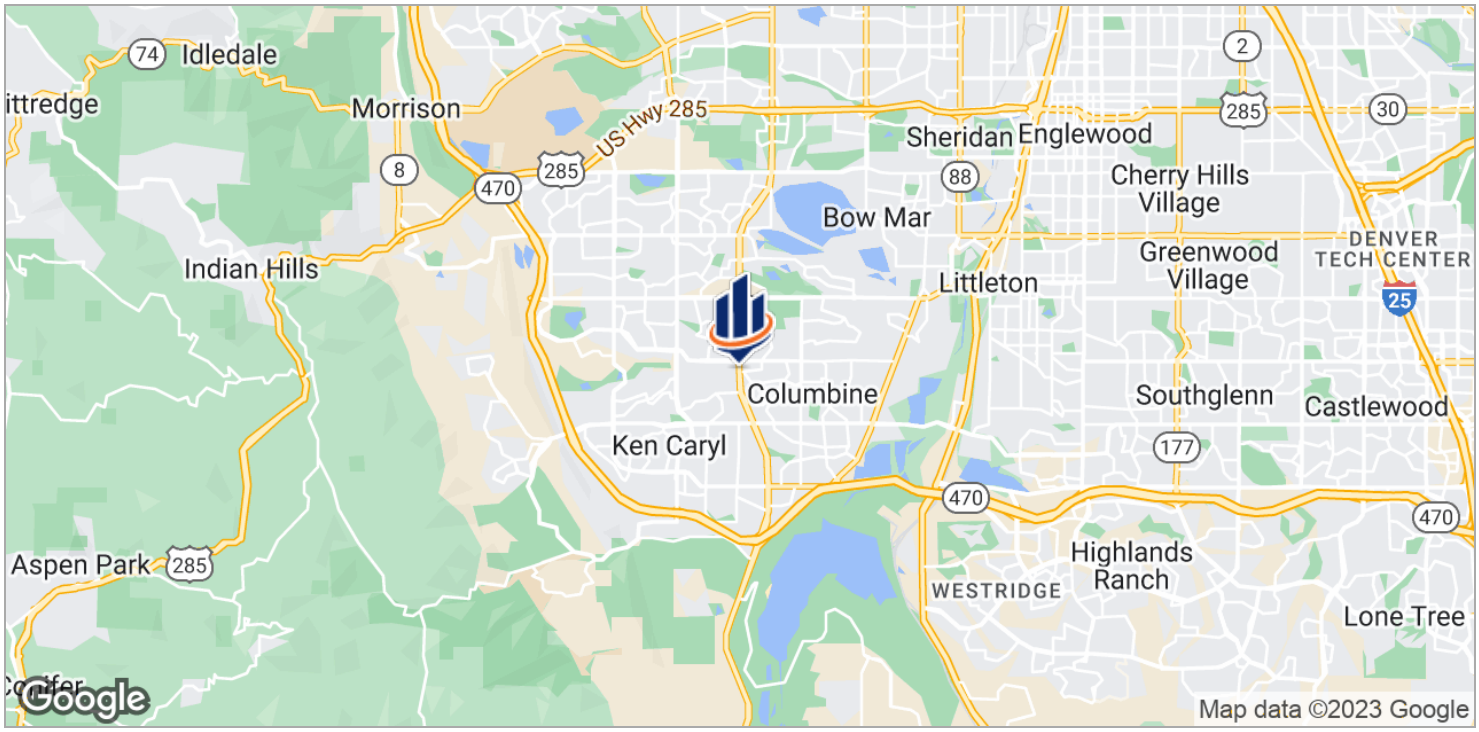
Location Maps





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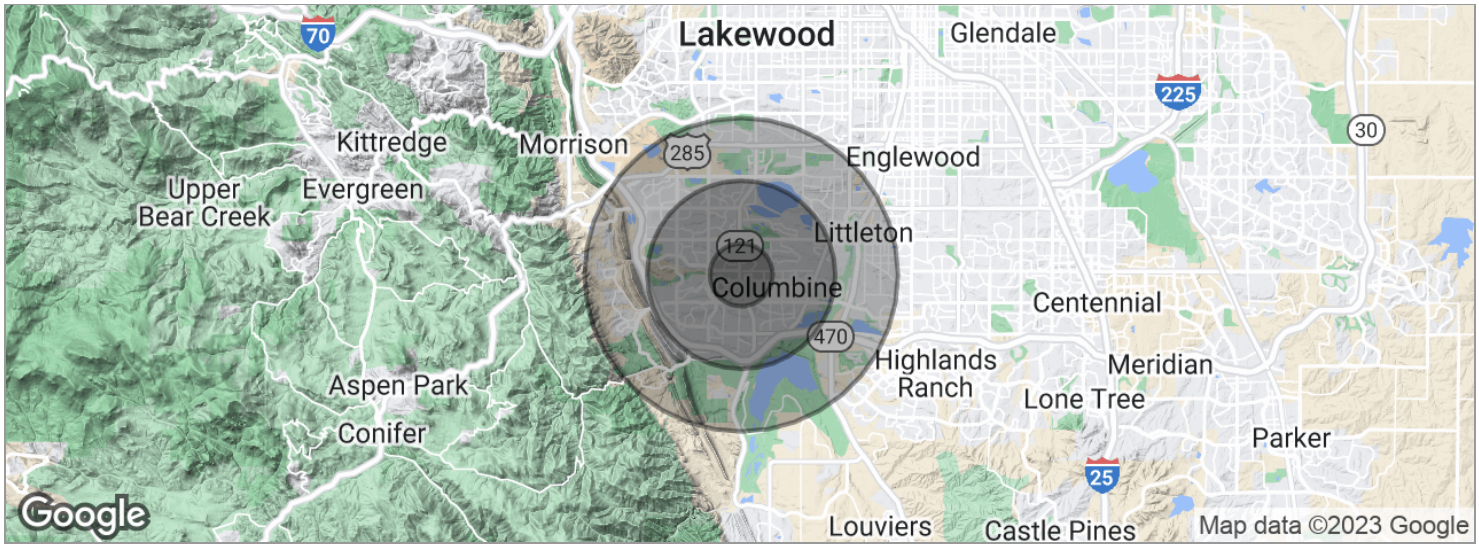
Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	14,467	99,532	187,195
Median age	37.1	38.9	38.7
Median age (Male)	34.2	37.5	37.2
Median age (Female)	39.8	40.1	40.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,471	39,132	74,719
# of persons per HH	2.6	2.5	2.5
Average HH income	$81,113	$92,510	$89,655
Average house value	$232,305	$290,073	$303,390

** Demographic data derived from 2020 ACS - US Census*

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Advisor Bio 1

GABRIEL HILL

Advisor

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PROFESSIONAL BACKGROUND

Gabriel joined SVN | Denver Commercial in October 2019 specializing in the disposition of office and retail properties in the Southeastern Metro area. Gabriel comes to SVN | Denver Commercial with 18 years of experience working with commercial real estate. The primary advantage he brings to his clients is his valuation and underwriting skills, ensuring that his sellers market their properties at the most appropriate price and that his buyers do not overpay for purchases. Additionally, Gabriel works with property owners to lease their vacant space in the most appropriate way to maximize the property's value.

Gabriel graduated from the University of Southern Mississippi with a Bachelor's degree in Real Estate. He has been working with commercial real estate since 2001. He spent 16 years as a commercial real estate appraiser, earning the prestigious MAI designation from the Appraisal Institute in 2009. He has appraised over 1,000 properties, some with valuations in excess of $200 million. Gabriel now applies his valuable real estate analysis skills to real estate brokerage helping people with a variety of commercial real estate needs and specializing in the purchase and sale of investment properties.

EDUCATION

Gabriel graduated from the University of Southern Mississippi in 1999 with a Bachelor of Science in Real Estate. He subsequently completed a rigorous education program at the Appraisal Institute that is required to earn the MAI designation. He is currently enrolled in the education program of the CCIM Institute.

MEMBERSHIPS

Designated Member of the Appraisal Institute (MAI)
Member of Colorado Wyoming CCIM Chapter
CREM Network Member
Business Networking International (BNI)

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