

10397

W CENTENNIAL RD
LITTLETON, CO 80127

FOR SALE
\$2,500,000



BRANDON PAXTON

SENIOR BROKER ASSOCIATE

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	12,710 SF
Site Size:	0.89 AC
Parking:	30 spaces
Elevator:	Yes
County:	Jefferson
Year Built:	2002
Zoning:	PD (Jefferson)

PROPERTY OVERVIEW

Conveniently located near S Kipling & 470, 10397 W Centennial Rd underwent a complete remodel in 2021 with class A finishes throughout. Building upgrades include all new carpet, flooring and paint, elevator, cat-6 wiring, roller shade window treatments, training room, and a fenced dog run with artificial turf. Furniture and workstations can be made available offering a turnkey opportunity for an owner-user.

PROPERTY HIGHLIGHTS

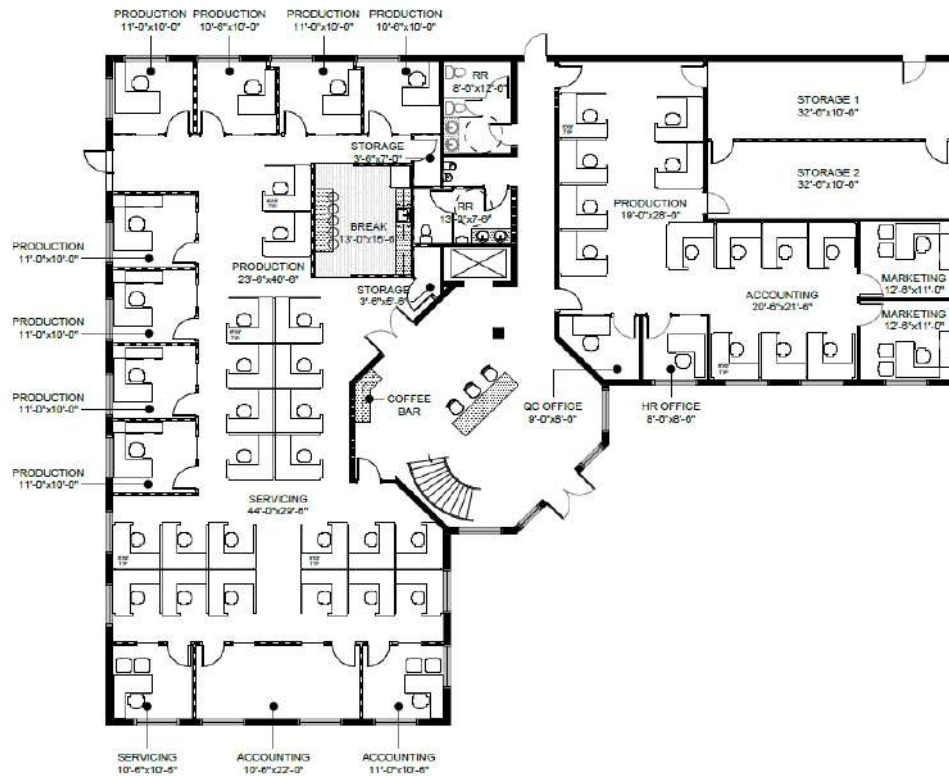
- Building fully remodeled 2021
- Great location near Kipling & 470
- Training room space
- Signage available
- Fenced dog run
- Elevator
- All furniture available
- Potential to demise for two tenants

ADDITIONAL PHOTOS

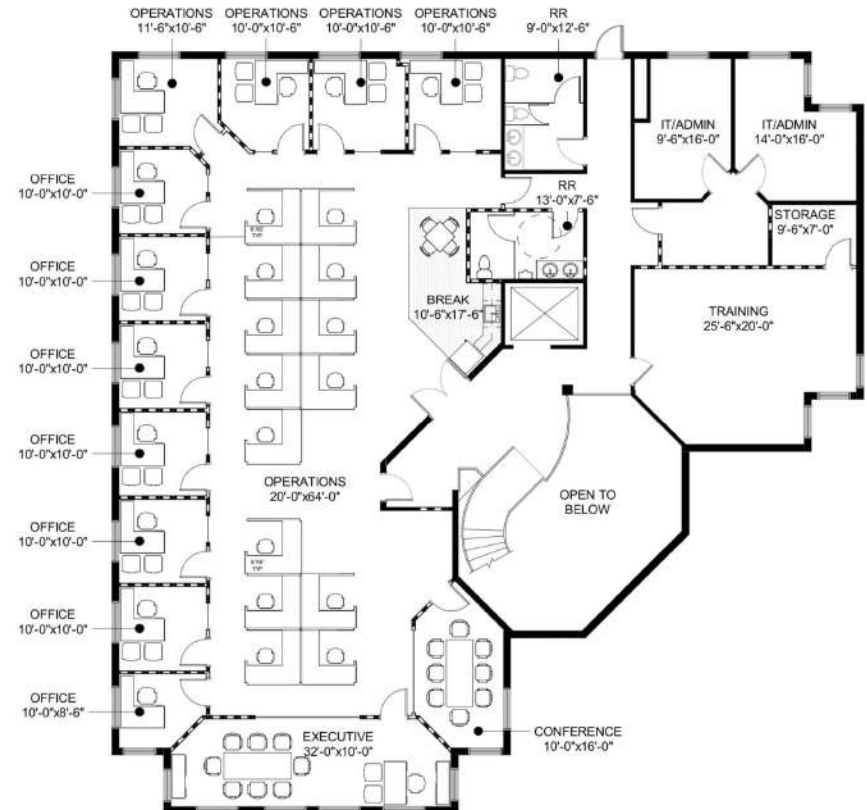


FLOOR PLAN

FIRST FLOOR



SECOND FLOOR

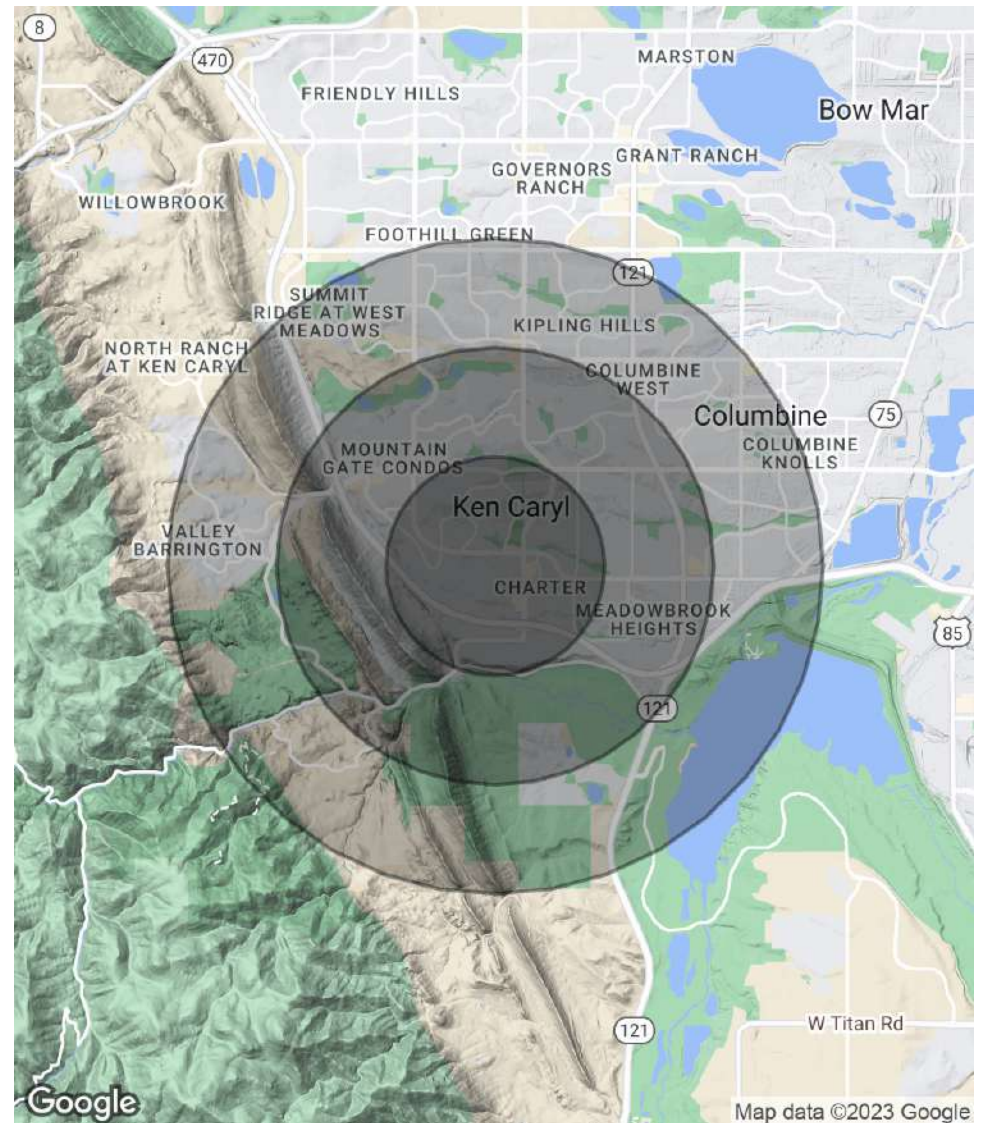


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,818	32,729	62,997
Average Age	43.0	43.0	41.6
Average Age (Male)	43.6	42.9	40.8
Average Age (Female)	42.7	43.4	42.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,395	13,219	24,459
# of Persons per HH	2.2	2.5	2.6
Average HH Income	\$114,578	\$119,921	\$118,722
Average House Value	\$401,492	\$436,696	\$433,066

* Demographic data derived from 2020 ACS - US Census



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