

# OWNER-USER-INVESTMENT OFFICE FOR SALE

PRICE: \$1,699,000 | \$68.20/Square Foot | 6767 S SPRUCE ST



- Value Add or Owner User
- New Parking Lot
- Total Common Area & Bathroom renovation



CURRENT NOI  
ON LEASED SPACE:  
**\$90,193.88**



TOTAL SF:  
**24,912**



VACANCY:  
**73% Leased**  
**27% Vacancy**

**6767 South Spruce Street, Centennial CO 80112** office building is an attractive, suburban, multi-tenant, two story office building located on the Arapahoe Corridor just south of the Denver Tech Center, immediately off the I-25 and Arapahoe interchange. Providing easy access, strong visibility and signage just off of Arapahoe Road with ample parking. 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 and shopping, surrounded by significant residential neighborhoods and class A apartments.



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



## BUILDING DETAILS

6767 South Spruce Street, Centennial, CO 80112

Total Building SF	24,912 SF
Rentable SF	23,748 SF
Site Size	1.68 Acres (73,180 SF)
Zoning	AC (Activity Center)
Stories	2
Construction	Wood Frame
Year Built	1980
Elevator	NO
Property Taxes	\$63,804.23 (2024 PAID IN 2025)
Parking	3.5/1,000 SF (80 Spaces)



## OTHER DETAILS

**Excellent Location on E Arapahoe Rd**

**Close proximity to area restaurants, banking, shopping and hotels**

**Ample Parking**

**Common hallways recently renovated**

**Newly remodeled restrooms**

**TRULY VALUE-ADD OPPORTUNITY**

**BRAND NEW PARKING LOT, STRIPED & PAVED**



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ARAPAHOE ROAD

S SPRUCE ST

E ARAPAHOE CT



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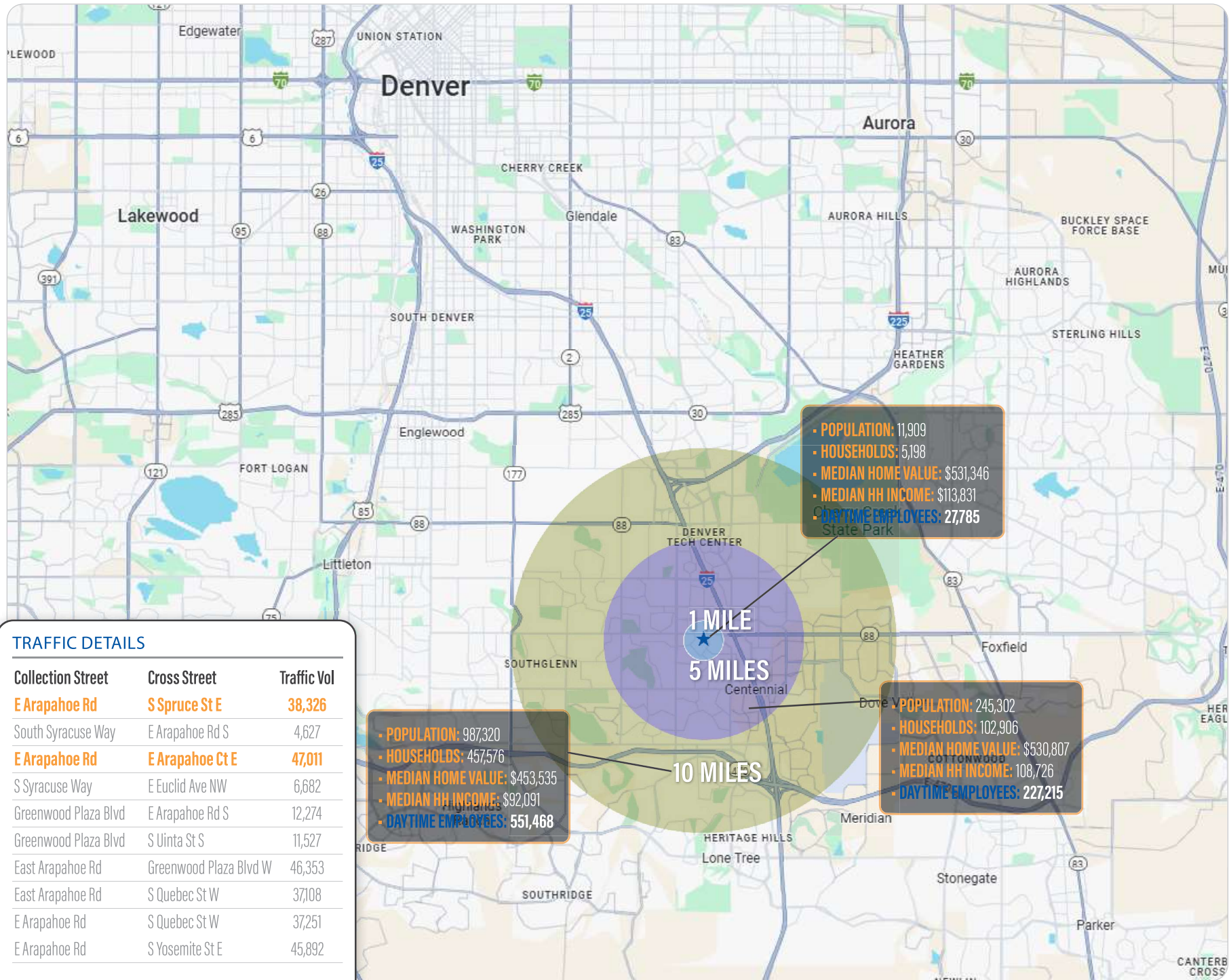
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# AREA DEMOGRAPHICS



- 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: 2,453,302  
 - HOUSEHOLDS: 1,029,906  
 - MEDIAN HOME VALUE: \$530,807  
 - MEDIAN HH INCOME: 108,726  
 - DAYTIME EMPLOYEES: 227,215

## TRAFFIC DETAILS

Collection Street	Cross Street	Traffic Vol
<b>E Arapahoe Rd</b>	<b>S Spruce St E</b>	<b>38,326</b>
South Syracuse Way	E Arapahoe Rd S	4,627
<b>E Arapahoe Rd</b>	<b>E Arapahoe Ct E</b>	<b>47,011</b>
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



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

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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