UNIQUE℠ PROPERTIES

FOR SALE
$6,450,000 ~~$6,950,000~~

13760 E ARAPAHOE RD
CENTENNIAL, CO 80112

INDUSTRIAL WAREHOUSE
52,226 SF | 3.017 ACRES | AVAILABLE JANUARY 1, 2027

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HIGHLY SOUGHT AFTER PRODUCT

HIGH VISIBILITY PROPERTY DIRECTLY ON ARAPAHOE RD

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies.

All properties and services are marketed by Unique Properties in compliance with all applicable fair housing and equal opportunity laws.

INVESTMENT OVERVIEW

ADDRESS
13760 E ARAPAHOE RD
CENTENNIAL, CO 80112

SALE PRICE
$6,450,000

BUILDING SIZE
52,266 SF

LOT SIZE
3.017 ACRES

OCCUPANCY
AVAILABLE 1/1/2027

PRICE / SF
$123.41

DRIVE-IN DOORS
2 DRIVE-IN DOORS

DOCK-HI DOORS
4 DOCK-HI DOORS
(Expandable)

TAXES
$174,214 (2024)

YEAR OF CONSTRUCTION
1969

ZONING
CG

CEILING HEIGHT
30' (Warehouse)

SPRINKLERED
YES

BUILDING POWER
HEAVY POWER
1,00 AMPS / 3P (TBV)

EXECUTIVE SUMMARY

52,226	30’	3.017	AVAILABLE	2	4
SQUARE FEET	CLEAR HEIGHT	ACRES	1/1/2027	DRIVE IN DOORS	DOCK HI DOORS

The Denver Infill Specialists of Unique Properties, Inc. is pleased to present 13760 E. Arapahoe Rd - a high-visibility, single-tenant industrial facility totaling 52,226 SF on 3.017 acres in Centennial, Colorado. The property will be delivered vacant January 1, 2027, offering a highly sought-after opportunity along a major Southeast Denver corridor. The building features 30’ clear warehouse, heavy power (1,000 amps / 3-phase – TBV), 2 drive-in doors, 4 dock-high doors (expandable), sprinklered construction, and a functional truck court with ample parking, plus convenient access to I-25, Hwy 83 (Parker Rd), and C-470.

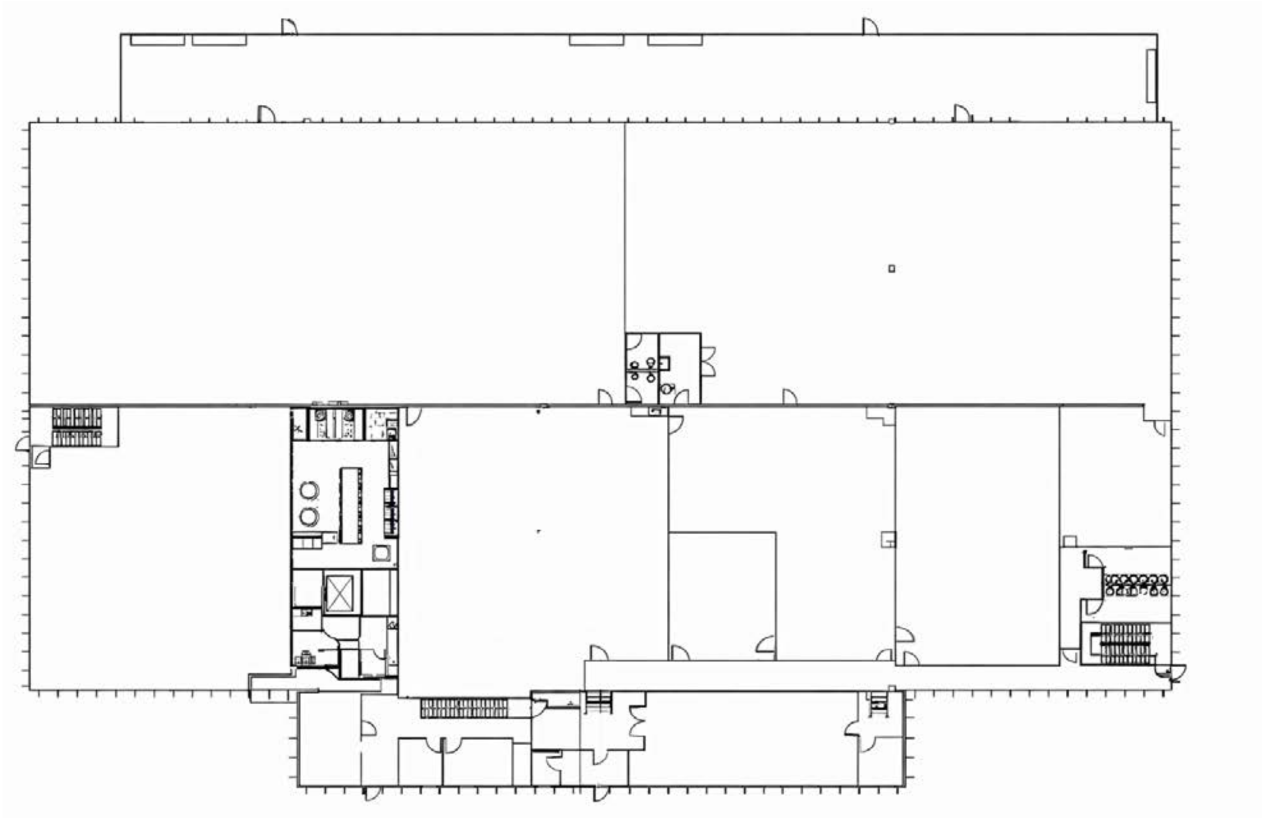
Additionally, 13759 E. Briarwood is available - a separately owned 3.31-acre site offered for sale at $1,450,000.

PROPERTY HIGHLIGHTS

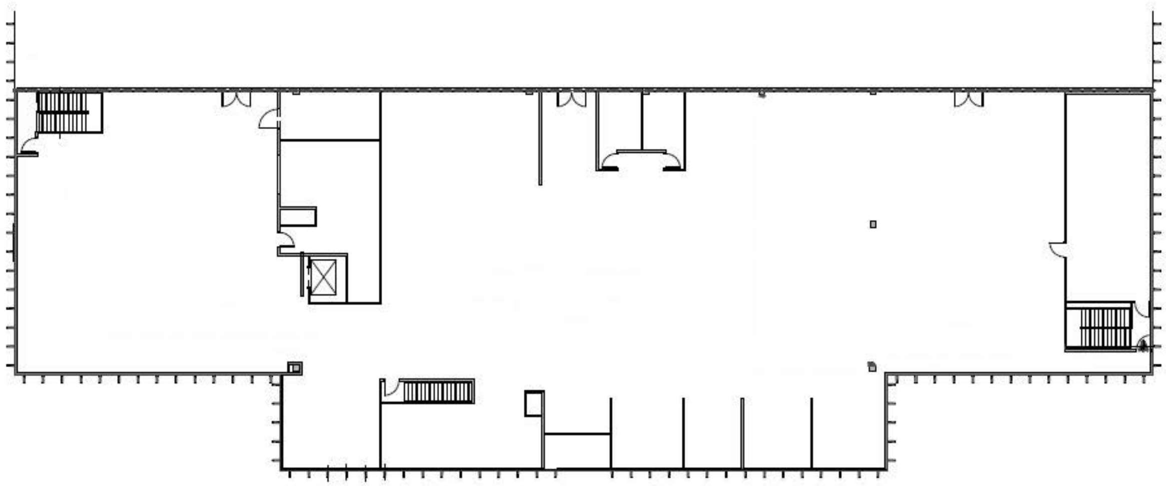
- 30’ clear height (warehouse)
- Heavy power: 1,000 amps / 3-phase (TBV)
- Loading: 2 drive-in doors + 4 dock-high doors (expandable)
- Excellent access to I-25, Hwy 83 (Parker Rd), and C-470

FLOORPLANS

FIRST FLOOR



SECOND FLOOR



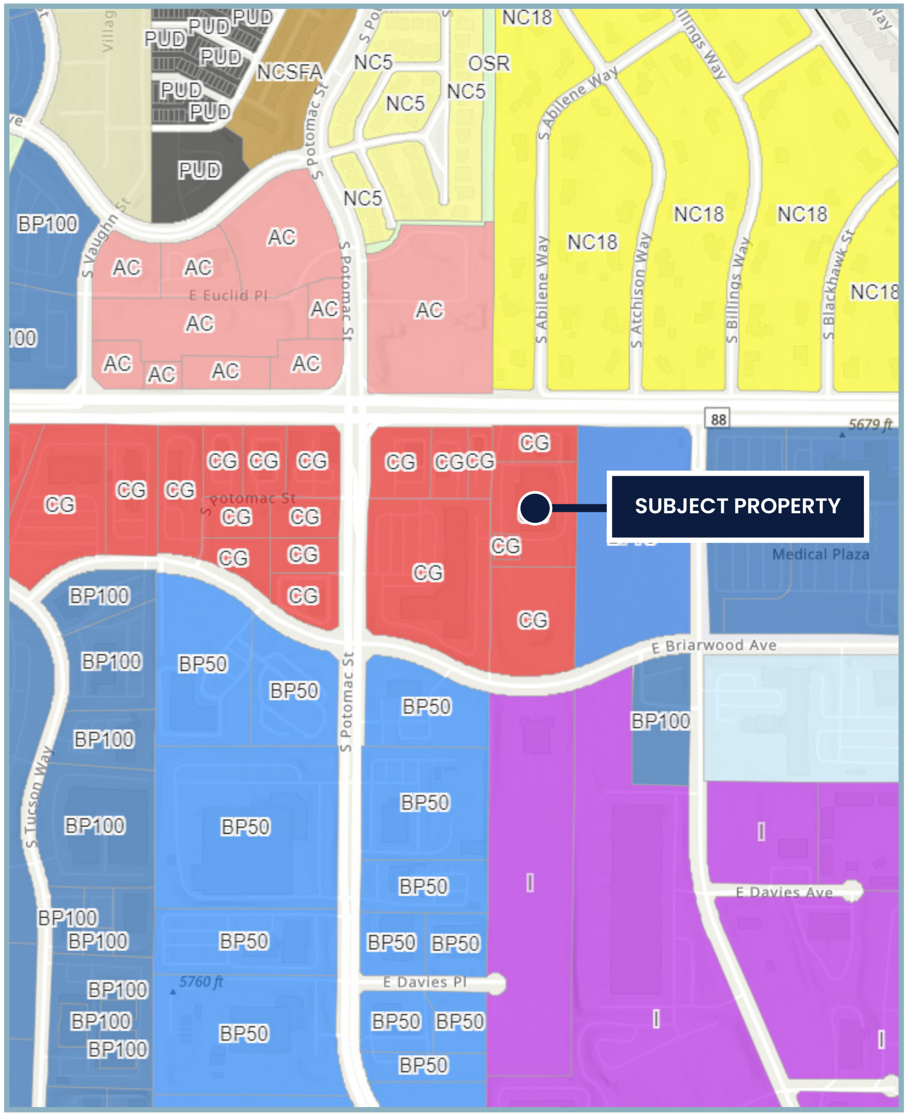
ZONING OVERVIEW

GENERAL COMMERCIAL (CG) DISTRICT

The General Commercial (CG) District allows for commercial and mixed-use development along the City's commercial corridors. See Division 2-3, Land Use for a matrix of permitted, limited and conditional uses in the District.

SUMMARY OF ALLOWED USES (CG – GENERAL COMMERCIAL DISTRICT):

- Office (Permitted)
- Boutique Industry / small-scale production (Permitted)
- Commercial retail (Permitted)
- Commercial & personal services (Permitted)
- Restaurants (Permitted; drive-in/drive-through subject to additional standards where applicable)
- Indoor recreation / indoor commercial amusement (Permitted)
- Alcoholic beverage sales (Limited; subject to parking/production criteria where applicable)
- Heavy retail (Limited; subject to spacing/access requirements)
- Vehicle-oriented uses (Limited: sales, rental, service/repair, wash)
- Storage yard / outside storage (Limited)
- Self-storage (Limited)
- Gasoline station / convenience / EV charging (Primary Use)



PROPERTY PHOTOS

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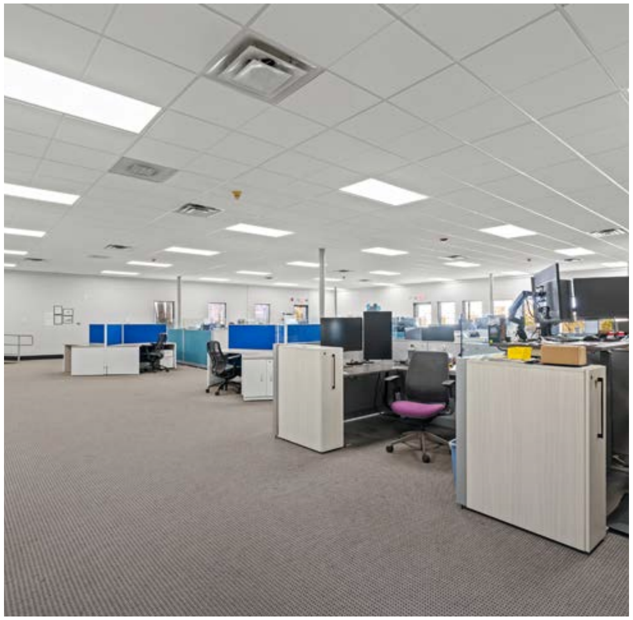

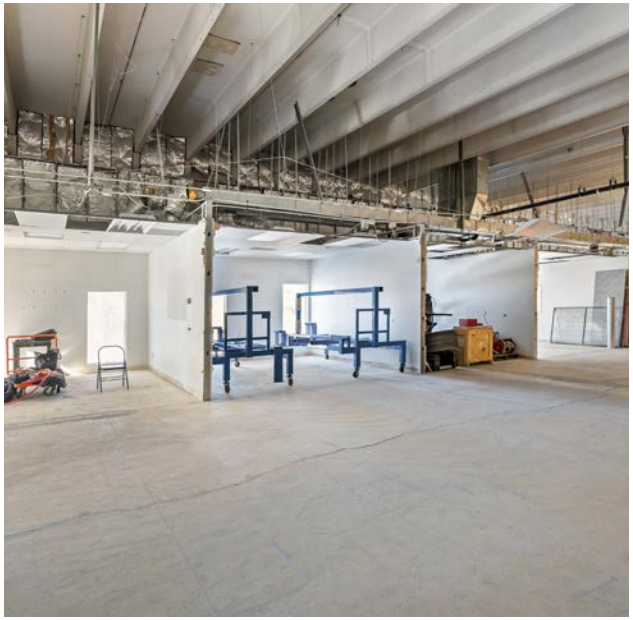

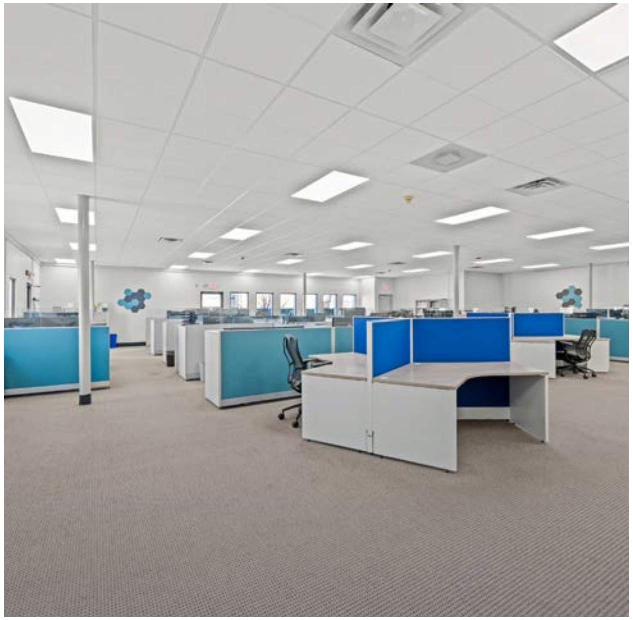

PROPERTY PHOTOS

- Sprinklered building
- Precast concrete construction; Twin-T roof system
- Recent parking lot asphalt improvements and restriping
- Recent concrete repairs/upgrades at the truck/loading court

ACCESS MAP

E ARAPAHOE RD
E ARAPAHOE RD
13760 E ARAPAHOE RD
CENTENNIAL, CO
E BRIARWOOD AVE
E BRIARWOOD AVE
STOLLE MACHINERY
amazon
S PEORIA ST
S REVERE ST
S POTOMAC ST
S JORDAN RD
KNOTT LABORATORY, LLC
S TUCSON WAY
Winn-Marion Companies
S BLACKHAWK ST
CENTENNIAL AIRPORT
S PEORIA ST
DENVER BRONCOS TRAINING CAMP
DOVE VALLEY REGIONAL PARK
uchealth
ACCESS
- I-25 - 9 MINS / 3.6 MILES
- FIDDLER'S GREEN AMPITHEATRE - 11 MIN / 4.3 MILES
- DENVER INTERNATIONAL AIRPORT - 35 MIN / 34 MILES

SITE AERIAL


E ARAPAHOE RD
E BRIARWOOD AVE
ADJACENT LOT FOR SALE:
3.31 ACRES
$1,450,000
(SEPARATE OWNER)
E ARAPAHOE RD

CENTENNIAL MARKET HIGHLIGHTS

PREMIER SOUTHEAST **DENVER LOCATION**

The Property is located in the Inverness Business Park within Denver's highly sought after Southeast market. The Southeast market boasts one of the nation's strongest demographic profiles with substantial popultion growth projected through 2025. Arapahoe and Douglas counties are among the highest income per capita in Colorado and their highly skilled labor pool attracts an abundance of employers and large corporate users. In addition to being at the epicenter of suburban office activity in Denver, the Property is proximate to Denver's premier executive housing neighborhoods, several multifamily developments, athletic clubs, close to 30 restaurants, Park Meadows Mall, hotels and more.

CENTENNIAL SUB-MARKET **LOCATION**

13760 E Arapahoe Rd enjoys a prime location adjacent to the bustling Centennial Airport, a key hub in US general aviation. Positioned along East Arapahoe Road, a crucial commuter route, it acts as a link to the Denver Tech Center, experiencing a daily traffic flow of over 60,000 vehicles. This site gains significance from its connection to the Denver Tech Center, a massive business complex spanning ten million square feet, driving a vibrant daytime community of over 235,000 people. Situated on East Arapahoe Road, a primary thoroughfare in South Denver Metro, the property maximizes its strategic positioning, benefiting from robust traffic exceeding 60,000 vehicles daily, contributing to the area's dynamism. This bustling trade zone has attracted renowned national retailers, drawn by its seamless access to the Denver Tech Center and the growing Town of Parker, fostering a symbiotic relationship that cultivates commercial success.

PLENTIFUL **AMENITIES**

13760 E Arapahoe Rd is proximate to more than 6.5 million SF of restaurants and retail amenities, including the renowned Park Meadows Mall. Additional nearby amenities include Colorado Athletic Club, Hilton Denver Inverness Hotel & Golf Club, and the Centennial Promenade. Coupled with the Property's immediate proximity to both executive and employee housing, the surplus of amenities attracts many large corporate users to the area.

LOCATION OVERVIEW

Centennial is one of Metro Denver's most established and sought-after operating locations, strategically positioned in the Southeast submarket between the Denver Tech Center and Centennial Airport. The area benefits from a strong concentration of corporate users, professional services, and established business parks that have been in place for decades—creating durable demand and a deep ecosystem of supporting vendors and services.

From a connectivity standpoint, the property's placement along East Arapahoe Road provides direct access to the region's primary transportation network, with quick routes to I-25, C-470, and Hwy 83 (Parker Rd). This positioning supports efficient regional travel across South Metro and beyond, while also making day-to-day commuting straightforward from nearby residential nodes throughout Centennial, Greenwood Village, Parker, Highlands Ranch, and the broader Tech Center area.

The surrounding trade area offers a strong amenity base—restaurants, retail, hotels, and daily services—supporting employee convenience and long-term retention. Centennial also continues to benefit from high-quality housing stock and strong household demographics, which reinforces stability for employers who value predictable commutes and access to a skilled labor pool. In short, the location combines the factors users consistently prioritize: accessibility, convenience, and long-term durability in a proven submarket.

With the current user vacating to accommodate an expansion, the property will be delivered vacant 1/1/2027, providing a clear path for a new occupant to establish a long-term presence in one of Metro Denver's most reliable business addresses.

DEMOGRAPHICS

722,825
Residents
Denver City/County

3,005,131
Residents
Denver Metro

$94,157
Median Household Income
Denver City/County

$103,055
Median Household Income
Denver Metro

194,485
Renter Occupied Housing Units

35.4
Average Age of Residents

1,719,572
Total Labor Force
Denver Metro

$626,500
Median Home Value

DENVER, CO

The Denver metropolitan area continues to perform as one of the Mountain West's most resilient multifamily markets. Home to over three million residents, the region benefits from consistent in-migration, a diversified job base, and a population that is among the most educated and highest-earning in the country. Median household income exceeds $100,000, with nearly half of adults holding a bachelor's degree or higher, reinforcing a strong professional tenant profile.

Economic growth has remained steady through 2025 as Denver's employment base expands across sectors such as technology, aerospace, healthcare, and finance. The metro's labor force participation rate is among the nation's highest, and new business formation continues to outpace most peer cities. These fundamentals underpin a durable economy that supports stable occupancy and predictable rent performance.

While new deliveries remain active in select corridors, absorption has consistently kept pace, with vacancy tightening modestly throughout 2024 and into early 2025. Developers have moderated new starts in response to higher financing costs, allowing the market to rebalance favorably. Denver's maturing rent growth—now largely driven by organic turnover and operational improvements rather than heavy concessions—underscores the market's stability.

With limited land availability, strong household income growth, and sustained in-migration, Denver remains one of the most balanced and dependable apartment markets in the nation. Long-term investors continue to view the metro as a strategic hold supported by population growth, economic diversity, and enduring lifestyle appeal.

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