

6402 South Troy Circle

REDUCED PRICE!

Sale Price: ~~\$5,500,000~~
\$4,900,000

For additional information or to schedule a tour, please contact:

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PROPERTY HIGHLIGHTS

Tributary Real Estate is pleased to present 6402 South Troy Circle, a well-maintained Class B Office Building located in the heart of the Denver Tech Center. Being just a 10-minute drive from Interstate 25 Interchange & Parker Road, this location offers numerous amenities within a short driving distance.

Building amenities include a common lobby, basement storage, fitness center with restrooms and showers. The property is currently 57% owner-occupied (entire 2nd Floor and a portion of the 1st Floor). Current owner would be willing to do a sale leaseback or vacate in order to accommodate an owner/user buyer.

This property provides buyers with a unique opportunity to capitalize on the existing in-place income.

PROPERTY INFORMATION

Property Type	Office
Building Class	B
Building Size (SF)	28,728
# Stories	3
Site / Land Area (SF)	66,224 (1.52 Acres)
Parking Ratio	4 : 1,000 SF
Year Built / Renovated	1983 / 2012
Zoning	PUD
Building Occupancy	91%
Owner Occupancy (open to vacating)	51%

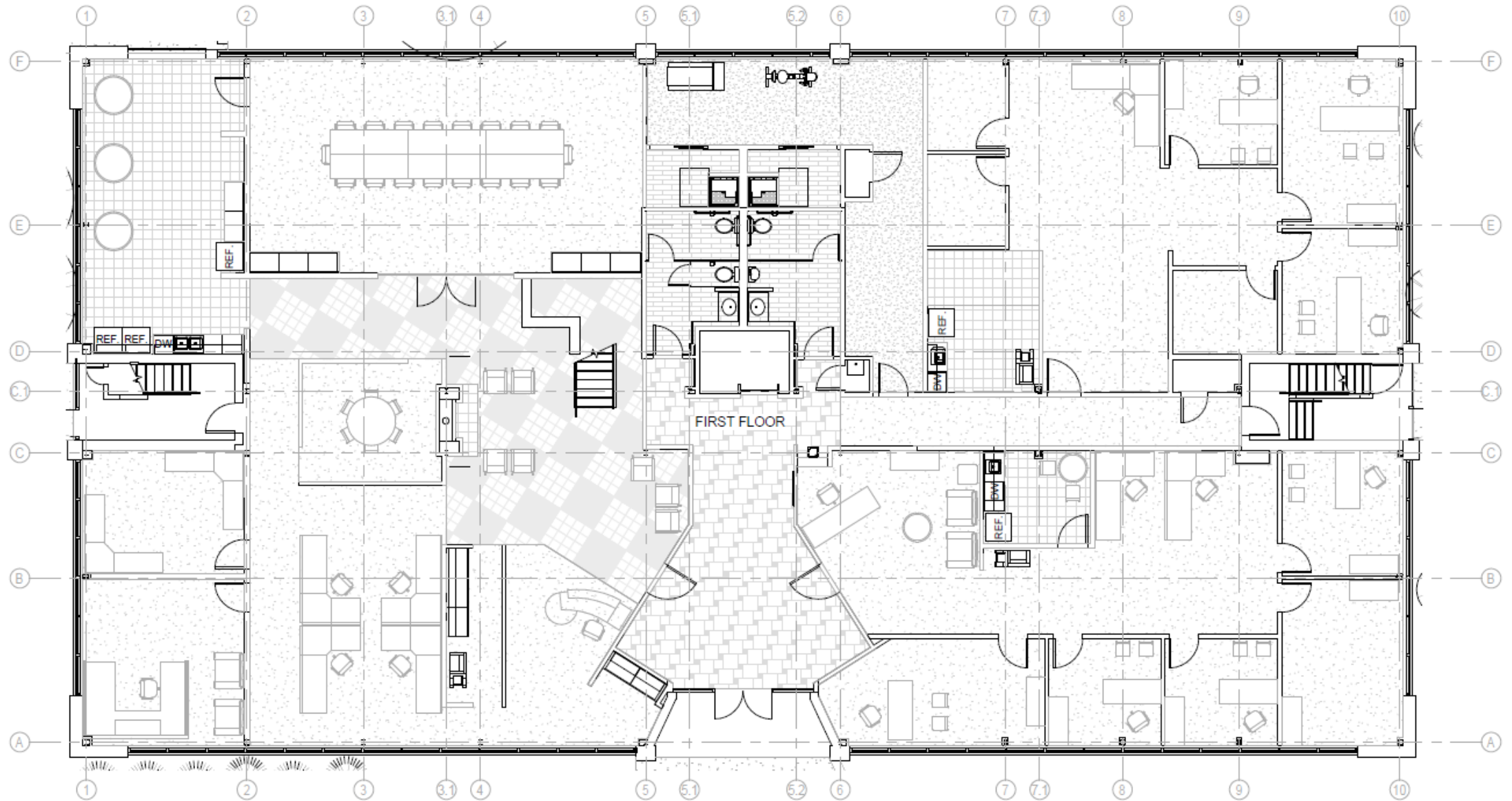


ANTICIPATED FINANCING

Down Payment (25%)	\$1,225,000
Loan Amount (75%)	\$3,675,000
Interest Rate	9.0%
Monthly Payment (25-Year Amortization)	\$30,840.47

FLOOR PLAN - 6402 SOUTH TROY CIRCLE

First Floor



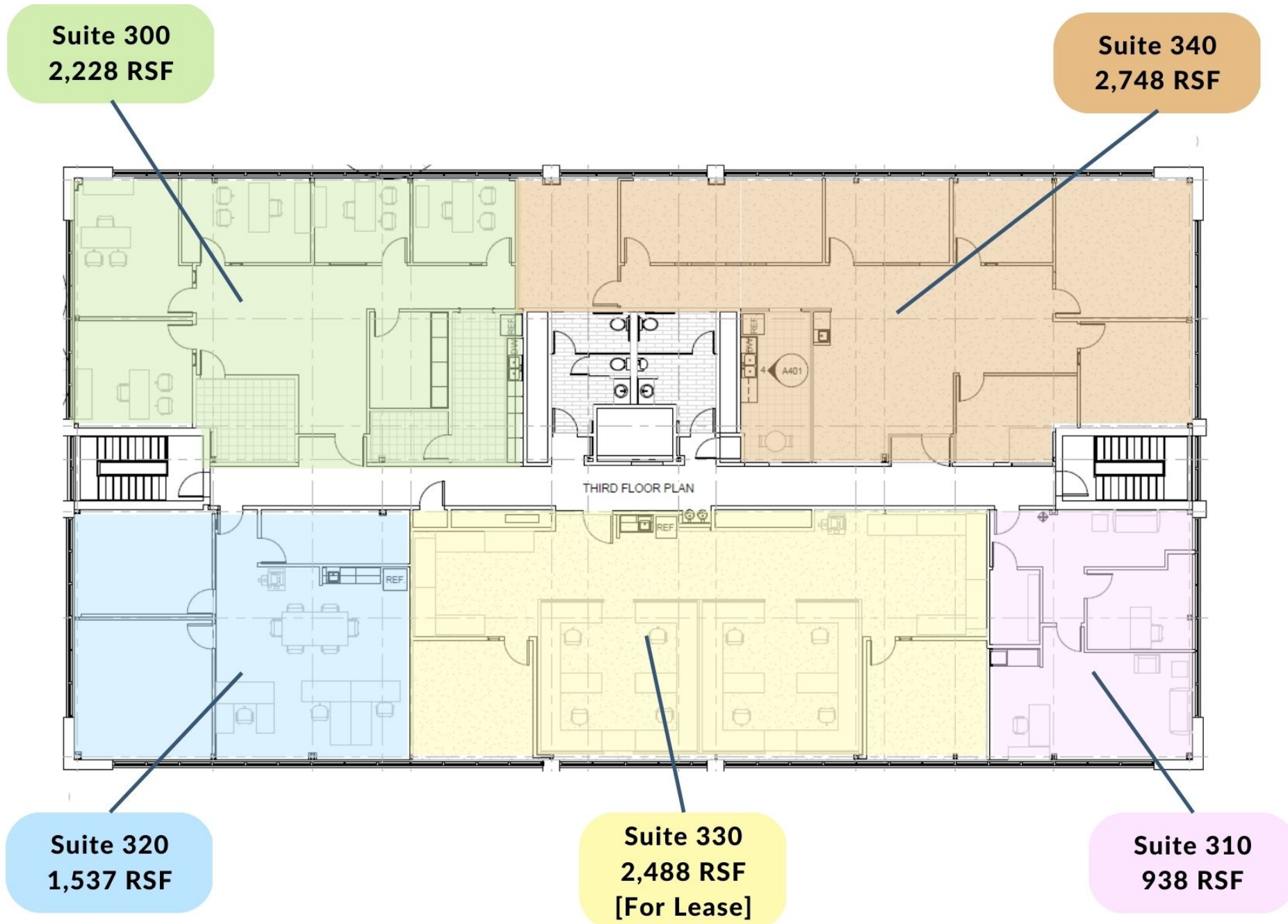
FLOOR PLAN – 6402 SOUTH TROY CIRCLE

Second Floor



FLOOR PLAN – 6402 SOUTH TROY CIRCLE

Third Floor



AREA OVERVIEW

Redline Athletics
- Centennial

NUMEROUS NEARBY AMENITIES:



E Caley Ave



Building Parking | 117 Surface Spaces

Office of the District
Attorney for the 18th...

S Potomac St

← 10 MINUTE DRIVE TO I-25 INTERCHANGE

10 MINUTE DRIVE TO PARKER ROAD →

↓ 5 MINUTE DRIVE TO CENTENNIAL AIRPORT

Primrose School
of Centennial

Centennial

Rocky Mountain
Gastro Centennial

E Arapahoe Rd

S Peoria St

FOR SALE COMPARABLES

1

7257 S TUCSON WAY



Size (SF) Bldg | Land: 31,369 | 102,714
For Sale Price: \$5.85M
Price PSF Bldg | Land: \$186.49 | \$56.95
Year Built: Built in 1982

2

1325 E FREMONT PLACE



Size (SF) Bldg | Land: 35,514 | 60,113
For Sale Price: \$4.0M
Price PSF Bldg | Land: \$165.15 | \$39.58
Year Built: Built in 1983

3

6766 S REVERE PARKWAY



Size (SF) Bldg | Land: 17,584 | 55,757
For Sale Price: \$3.43M
Price PSF Bldg | Land: \$195.06 | \$61.52
Year Built: Built in 1982



SALE COMPARABLES

1

7208 S TUCSON WAY



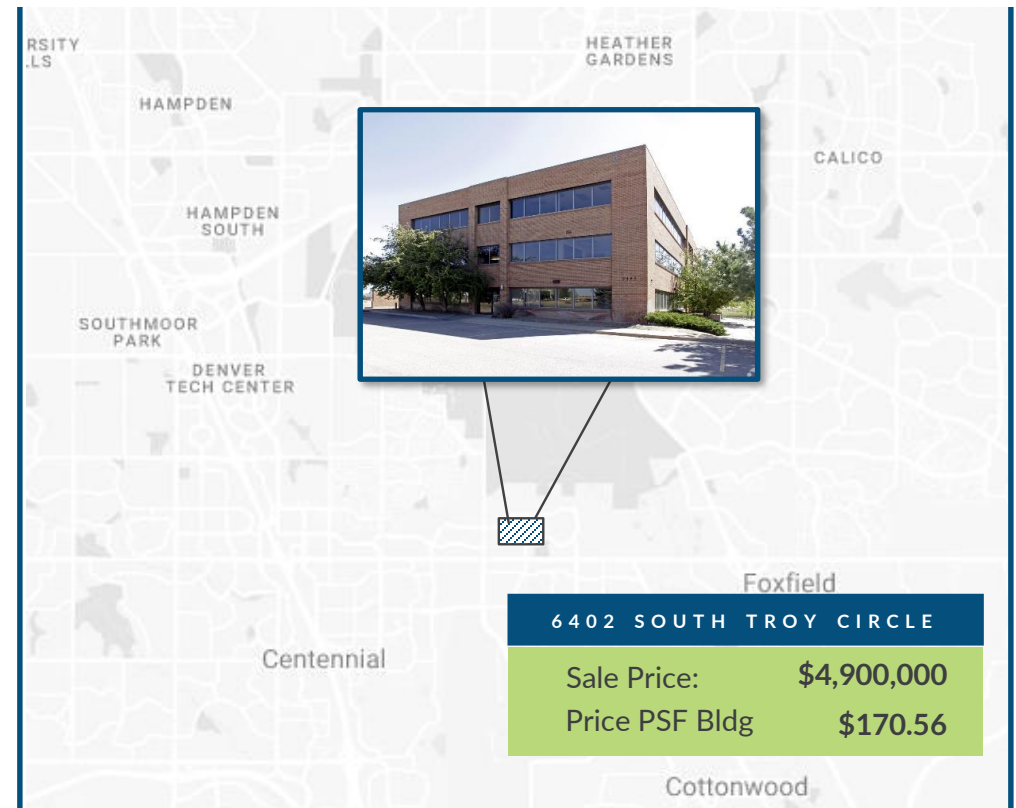
Sale Date: Dec 2022
Size (SF) Bldg | Land: 22,424 | 60,113
Sale Price: \$2.4M
Price PSF Bldg | Land: \$107.03 | \$39.92
Year Built: Built in 1982

2

12929 E PEAKVIEW AVE, BLDG 1



Sale Date: Mar 2022
Size (SF) Bldg | Land: 39,359 | 164,230
Sale Price: \$6.5M
Price PSF Bldg | Land: \$165.15 | \$39.58
Year Built: Built in 2000



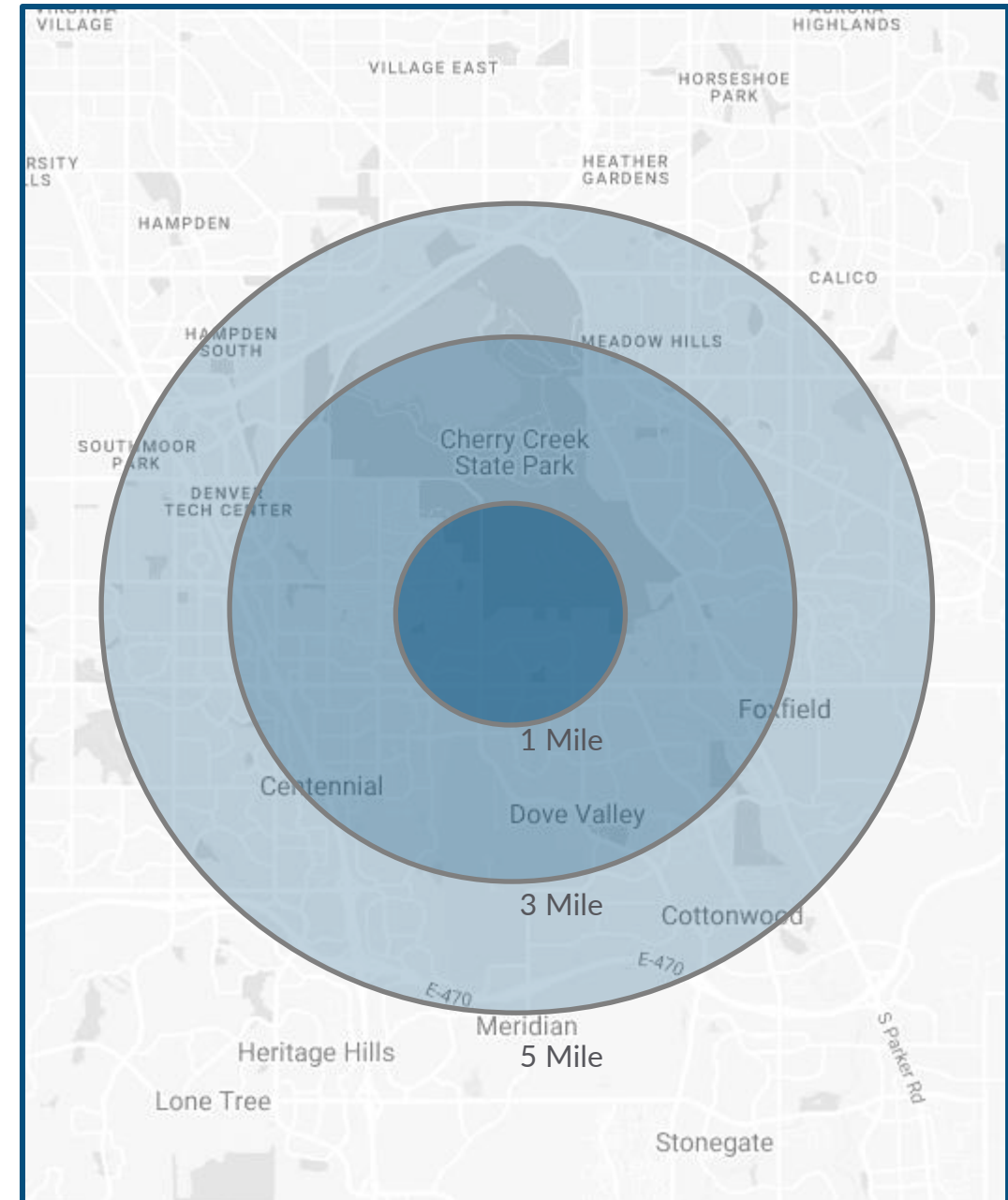
AREA DEMOGRAPHICS

6402 South Troy Circle – 1 Mile, 3 Mile, & 5 Mile

Population	1 Mile	3 Mile	5 Mile
2026 Population	3,691	71,812	278,150
2021 Estimate	3,516	68,578	265,253
2010 Population	2,777	55,817	225,869
Annual Growth 2010-2021	2.4%	2.1%	1.6%
Annual Growth 2021-2026	1.0%	0.9%	1.0%

Households	1 Mile	3 Mile	5 Mile
2026 Projection	1,372	28,490	115,207
2021 Estimate	1,308	27,151	109,644
2010 Census	1,038	21,653	92,339
Growth 2021 - 2026	1.0%	1.0%	1.0%
Growth 2010 - 2021	2.2%	2.3%	1.6%

Income	1 Mile	3 Mile	5 Mile
Avg Household Income	\$182,051	\$136,208	\$121,784
Median Household Income	\$163,801	\$108,161	\$96,511





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