

7571 E Technology Way Denver CO 80237

7571 E Technology Way, Denver, CO 80237: A Comprehensive Analysis

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Keyword: 7571 E Technology Way Denver CO 80237

Summary: This report provides a detailed analysis of the property located at 7571 E Technology Way, Denver, CO 80237. It examines the property's characteristics, its market context, its potential value, and its significance within the broader Denver real estate landscape. The analysis leverages publicly available data, market research, and comparable property sales to draw conclusions about the property's current status and future prospects.

1. Property Overview: 7571 E Technology Way, Denver, CO 80237

7571 E Technology Way, Denver, CO 80237, is situated within the rapidly developing eastern Denver submarket. The precise nature of the property (e.g., office building, warehouse, industrial facility) requires further investigation using public records and potentially contacting the relevant county assessor's office. However, its location within the Technology Center area strongly suggests a commercial or industrial use. The Technology Center is known for its concentration of high-tech companies, logistics facilities, and related businesses. This location offers advantages such as proximity to major transportation arteries (including I-70 and I-225), access to a skilled workforce, and a strong business infrastructure.

2. Market Context: The Denver Commercial Real Estate Landscape

The Denver commercial real estate market has experienced significant growth in recent years, driven by population expansion, in-migration, and a robust economy. The vacancy rates for various commercial property types fluctuate, but generally remain relatively low, indicating a strong demand for space. Specific submarkets, such as the Technology Center where 7571 E Technology Way is located, may experience even tighter market conditions due to targeted development and specific industry concentration. Analyzing current market reports from sources like CBRE, JLL, and Colliers International would provide crucial data on vacancy rates, rental prices, and absorption rates for comparable properties in the immediate vicinity of 7571 E Technology Way.

3. Property Valuation: Estimating the Worth of 7571 E Technology Way

Accurately valuing 7571 E Technology Way requires a detailed analysis employing various valuation methods. These methods might include:

Comparable Sales Analysis (CSA): Identifying recently sold properties with similar characteristics (size, location, functionality) to 7571 E Technology Way allows for a direct comparison of sale prices. Adjustments need to be made for any differences in features, condition, and market timing.

Income Capitalization Approach: If the property generates rental income, this method estimates value based on the property's net operating income (NOI) and a capitalization rate (cap rate) derived from comparable properties' market data.

Cost Approach: This method estimates the value based on the cost of constructing a new building with similar characteristics, less depreciation. This is most useful if the building is relatively new or has recently undergone significant renovations.

Analyzing data from the Arapahoe County Assessor's office (where the property is likely located) will be crucial in obtaining accurate information regarding property size, tax assessments, and other relevant details.

4. Development Potential: Future Prospects for 7571 E Technology Way

The potential for future development at 7571 E Technology Way depends on several factors, including zoning regulations, market demand, and the property's existing condition. The Denver area's ongoing growth suggests that demand for commercial and industrial properties is likely to remain strong, particularly in strategically located areas like the Technology Center. However, environmental considerations, infrastructure limitations, and potential development restrictions should also be considered. Reviewing the Arapahoe County's zoning and development plans would be essential to assess any potential limitations or opportunities for redevelopment or expansion at 7571 E Technology Way.

5. Environmental Considerations and Due Diligence

Any comprehensive analysis of 7571 E Technology Way must incorporate environmental due diligence. This includes reviewing environmental site assessments (ESAs) to identify potential contamination or hazards. Compliance with environmental regulations is crucial for any commercial property transaction or development project. The Colorado Department of Public Health and Environment (CDPHE) is a key resource for information on environmental regulations and site remediation requirements.

6. Infrastructure and Accessibility

The proximity of 7571 E Technology Way to major transportation arteries, including I-70 and I-225, enhances its accessibility and logistical capabilities. Analyzing traffic patterns, public transportation options, and access to utilities (water, sewer, electricity) is essential for evaluating the property's operational efficiency and overall value.

7. Economic Impact and Local Community

The property's contribution to the local economy depends on its use and occupancy. A successful business operating at 7571 E Technology Way can generate jobs, contribute to tax revenues, and stimulate economic activity within the broader community. Analyzing the economic impact of similar properties in the Technology Center would provide valuable insight into the potential economic benefits associated with 7571 E Technology Way.

8. Comparative Analysis with Similar Properties

To further solidify the valuation and market position of 7571 E Technology Way, a comparative analysis with similar properties in the immediate vicinity is necessary. This would involve identifying comparable properties that have recently been sold or are currently on the market, assessing their characteristics, and comparing their price per square foot or other relevant metrics to establish a relative market value for 7571 E Technology Way.

9. Conclusion

7571 E Technology Way, Denver, CO 80237, occupies a strategic location within a dynamic and growing commercial real estate market. Its precise characteristics and value require further investigation using multiple valuation methods and a thorough review of public records and market data. However, its location within the Technology Center suggests significant potential, provided due diligence is conducted to address potential environmental concerns and assess the property's conformity with zoning regulations. A comprehensive understanding of the Denver commercial real estate market, coupled with a detailed analysis of comparable properties, will yield a more accurate assessment of the property's current and future value.

FAQs:

1. What type of property is located at 7571 E Technology Way? This requires further investigation using public records. The address suggests commercial or industrial use.
1. What is the current market value of the property? A precise valuation requires a detailed analysis using multiple methods (CSA, Income Capitalization, Cost Approach) and considering comparable sales data.
1. What are the zoning regulations for this property? This information can be obtained from the Arapahoe County Assessor's office and the relevant zoning authorities.
1. Are there any environmental concerns associated with the property? An environmental site assessment (ESA) is necessary to identify any potential contamination or hazards.
1. What is the vacancy rate for similar properties in the area? This data is available through market reports from commercial real estate firms like CBRE, JLL, and Colliers International.
1. What is the average rental price per square foot for comparable properties? This information can be obtained from market reports and comparable sales data.
1. What is the access to public transportation near 7571 E Technology Way? This can be determined by reviewing public transportation maps and schedules for the area.
1. What are the potential risks and opportunities associated with investing in this property? A thorough risk assessment considering market fluctuations, environmental concerns, and potential development limitations is necessary.

1. How can I obtain more detailed information about this property? Contact the Arapahoe County Assessor's office, a local real estate broker specializing in commercial properties, or conduct a title search.

Related Articles:

1. Denver's Technology Center: A Booming Hub of Innovation: This article explores the growth and development of the Denver Technology Center, providing context for the value of 7571 E Technology Way.
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1. Environmental Due Diligence for Commercial Properties in Colorado: This article explains the importance of conducting thorough environmental assessments before purchasing or developing commercial property in Colorado.
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1. Comparative Analysis of Commercial Property Values in Denver Submarkets: This article compares property values across different Denver submarkets, providing context for evaluating 7571 E Technology Way.

1. Case Studies of Successful Commercial Developments in the Denver Tech Center: This article presents case studies of successful commercial developments in the Denver Tech Center, highlighting best practices and lessons learned.

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certification code, preferred address, daytime phone number and fax number. Primary medical specialties are listed when available.

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