

FOR LEASE

University Towne Center

7400-7490 S University Blvd | Centennial, CO



For Lease: 1,747 SF - 4,850 SF Available
Pad Site Available For Ground Lease
Lease Rate: Contact Broker

Estimated NNN Expenses: \$6.41/SF

PROPERTY FEATURES:

- Directly across the street from Arapahoe High School
- Landlord is extremely active and ready to get deals done, nearly 50,000 SF leased in the past year
- Strategically located at the high traffic intersection of Dry Creek and University
- King Soopers, Starbucks, Burger King, Rolling Smoke BBQ, Chipotle, and more at this intersection
- Electric sign
- Pad site available
- Turnkey salon

AREA DEMOGRAPHICS:

RADIUS	POPULATION	HOUSEHOLDS	AVERAGE HH INCOME	DAYTIME POPULATION
1 MILE	15,661	6,459	\$130,275	4,327
3 MILE	111,054	44,178	\$135,519	39,990
5 MILE	295,512	118,792	\$134,889	193,298

For more information,
please contact:

Eric Diesch

DIRECTOR

720.794.8034

eric@bluwestcapital.com

Blue West Capital

CLIENT FOCUSED. NATIONAL REACH.

400 S Colorado Blvd | STE 590

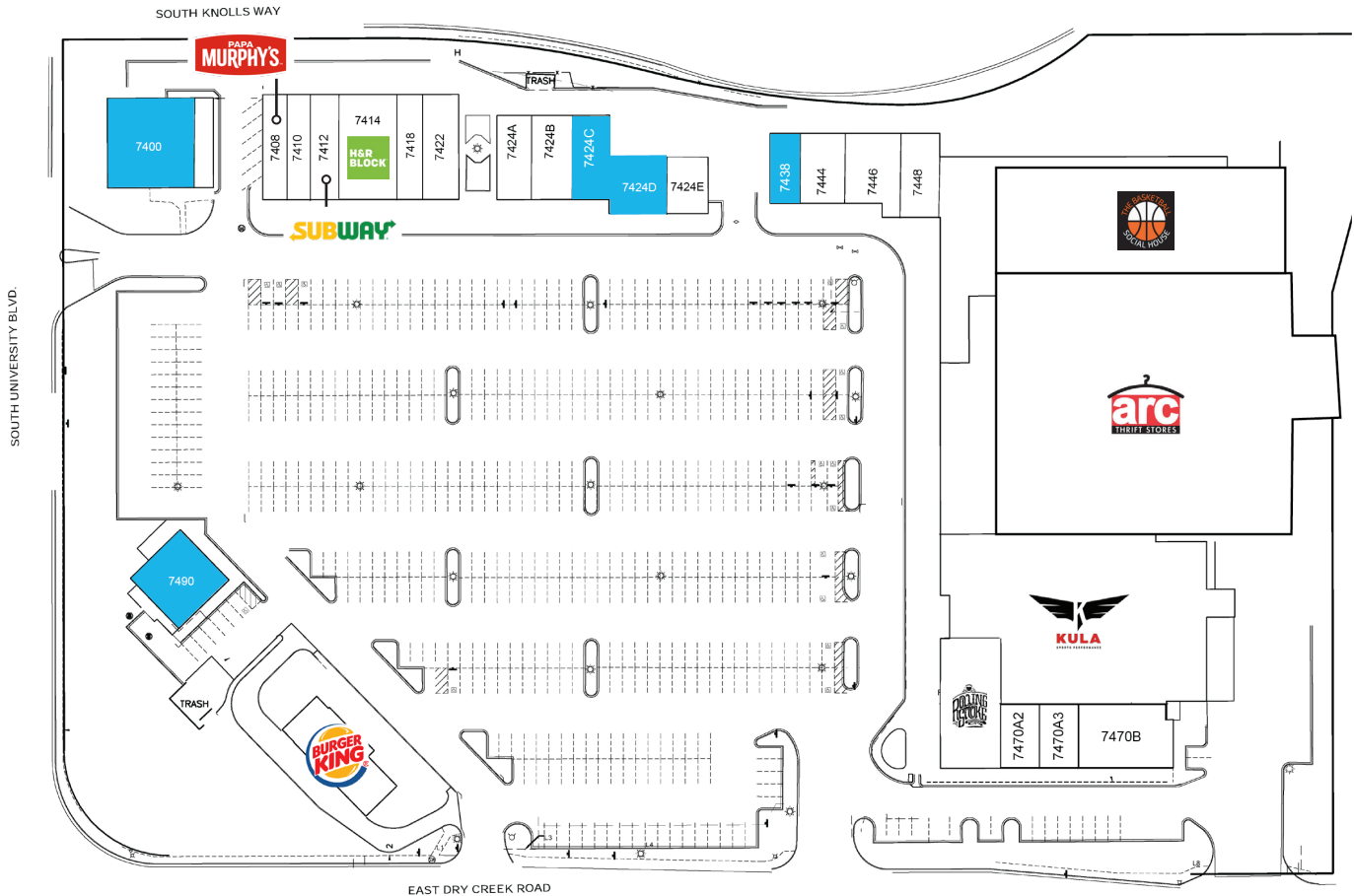
Denver, CO 80246

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UNIT	TENANT	SIZE (SF)
7400	AVAILABLE	4,850
7408	Papa Murphy's Pizza	1,350
7410	Subway	1,250
7412	Udon Thai	1,969
7414	H&R Block	3,300
7418	Sizzle Grill	1,348
7422	Sizzle Grill	1,514
7424A	Supplemental Giant	1,500
7424B	Ocean Spa	900
7424C	AVAILABLE	2,430
7424D	AVAILABLE	1,747
7424E	Vape Shop	1,100
7438	AVAILABLE	1,185

UNIT	TENANT	SIZE (SF)
7444	Karate	2,215
7446	Polished Nail Salon	1,200
7448	Pilates	1,850
7449	B-Ball Games	19,378
7450	ARC Thrift Store	35,000
7460	Kula Sports Performance	22,779
7470A1	Rolling Smoke BBQ	2,400
7470A2	Crossfit	1,200
7470A3	Crossfit	939
7470B	Crossfit	2,998
7480	Burger King	
7490	AVAILABLE	Pad

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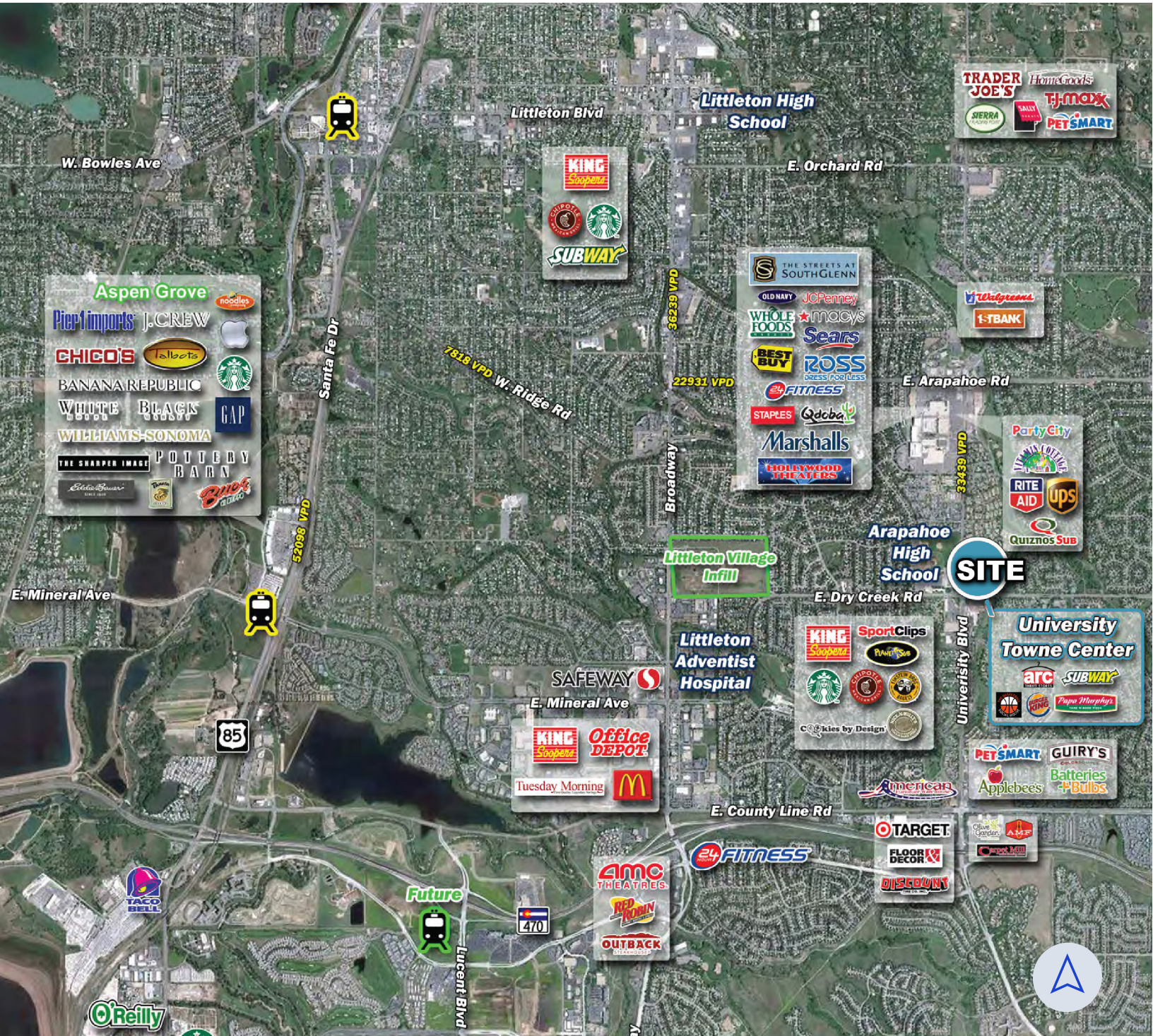
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