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FOR LEASE

**7542 S POTOMAC ST,
CENTENNIAL, CO 80112**



TOWER-BROKERS.COM



PROPERTY FEATURES

Unit D07 – Premium North-Facing Garage Condo with Mezzanine

This spacious, north-facing Garage Den unit offers approximately 1,500 SF of main floor space plus a 450 SF mezzanine—perfect for a fully customized mancave, vehicle collection, or workspace with extra storage or lounge potential above. With 40-foot depth and a 14 x 14 overhead door, it's ideal for RV storage, hobbyists, or business owners seeking security, flexibility, and a high-end environment.

Unit D06 – North-Facing Garage Condo

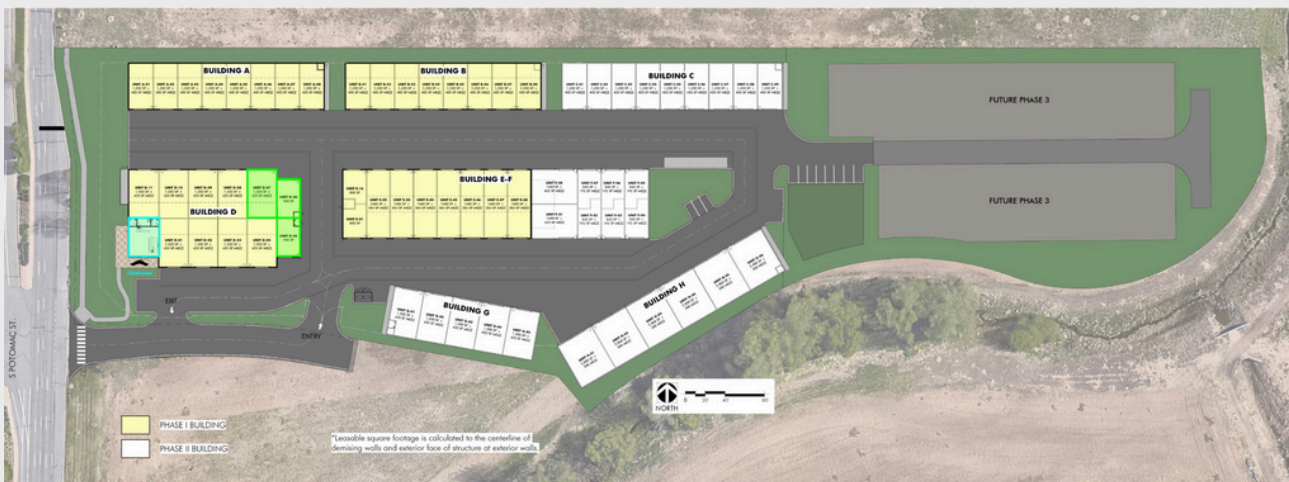
Enjoy clean, efficient space in this approx. 960 SF north-facing luxury garage condo at Garage Den. Perfect for storing your prized vehicles, building out your dream workshop, or running a small business operation, this unit includes a 40-foot depth and oversized 14 x 14 overhead door. Benefit from secure access, manicured surroundings, and total customization potential.

Unit D05 – South-Facing Garage Condo

This south-facing 960 SF garage condo offers premium access, natural light, and high-end features. Designed for versatility, it's ideal for vehicle storage, a hobby space, or a small business setup. The 40-foot depth and 14 x 14 overhead door accommodate RVs, trailers, and more. Enjoy the benefits of a secure, clean, and community-focused storage environment

PROPERTY AMENITIES

Exclusive availability near broncos headquarters
 Views of bronco training center
 Neighboring Dove Valley Park
 Adjacent to Centennial Airport
 Minutes away from I-25
 Minutes away from Arapahoe Rd
 Minutes away from Arapahoe Sports Center
 Minutes from Randy Ross Tennis Center
 Minutes from Metropolitan Dance Academy
 Handicap Accessibility Approved

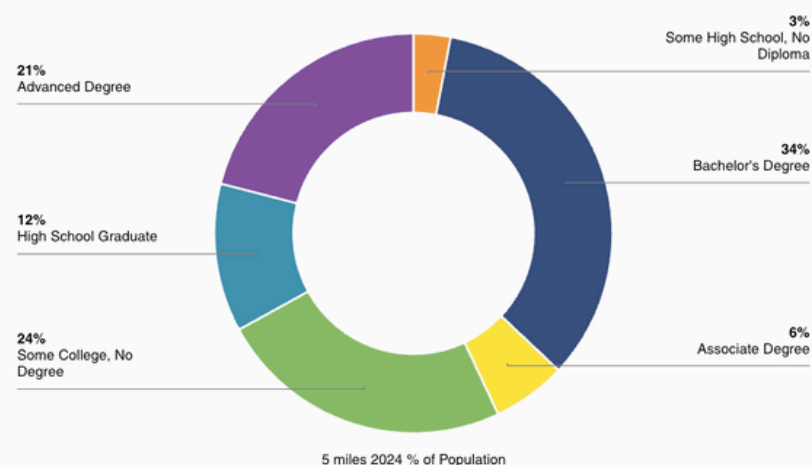


Estimated CAM Fees

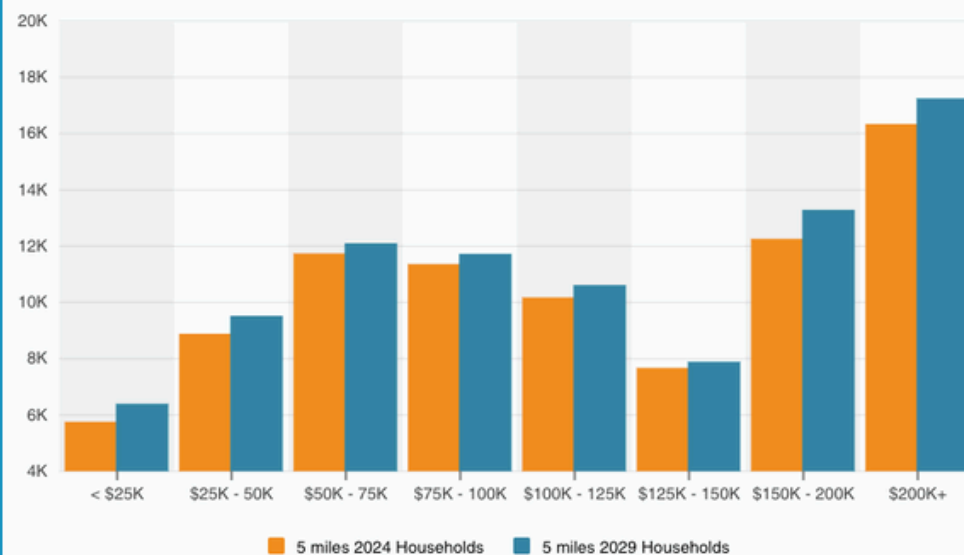
D05	\$202.43
D06	\$202.43
D07	\$316.30

DEMOGRAPHICS

Educational Attainment



Household Income



Population

	2 miles	5 miles	10 miles
2020 Population	16,109	212,237	899,035
2024 Population	15,559	214,963	916,167
2029 Population Projection	15,803	225,935	952,672
Annual Growth 2020-2024	-0.9%	0.3%	0.5%
Annual Growth 2024-2029	0.3%	1.0%	0.8%
Median Age	35	38.6	38.7
Bachelor's Degree or Higher	54%	55%	48%
U.S. Armed Forces	25	498	2,380

Consumer Spending

