

**7562-7592 S UNIVERSITY BLVD**  
CENTENNIAL, CO 80122

**SOUTHGLENN  
SQUARE**

★ **RETAIL AND RESTAURANT SPACE FOR LEASE**



**Gannon Roth**

Senior Broker Associate

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# PROPERTY HIGHLIGHTS

## PROPERTY OVERVIEW

Southglenn Square shopping center is located on the southeast side of the intersection of Dry Creek and University in Centennial, Colorado. The property has strong street visibility with prominent monument signage, including a new electronic sign! It is directly across from a busy King Soopers anchored center, and caddy corner to Arapahoe High School with approximately 2,250 students and an open campus. Southglenn Square is located in an established, high-demographic neighborhood in the S/SW metro Denver area 1 mile from the Streets at Southglenn regional lifestyle center. The center is located on busy University Blvd. with close to 35,000 vehicles per day and is in close proximity to C-470 and Hampden/Highway 285.

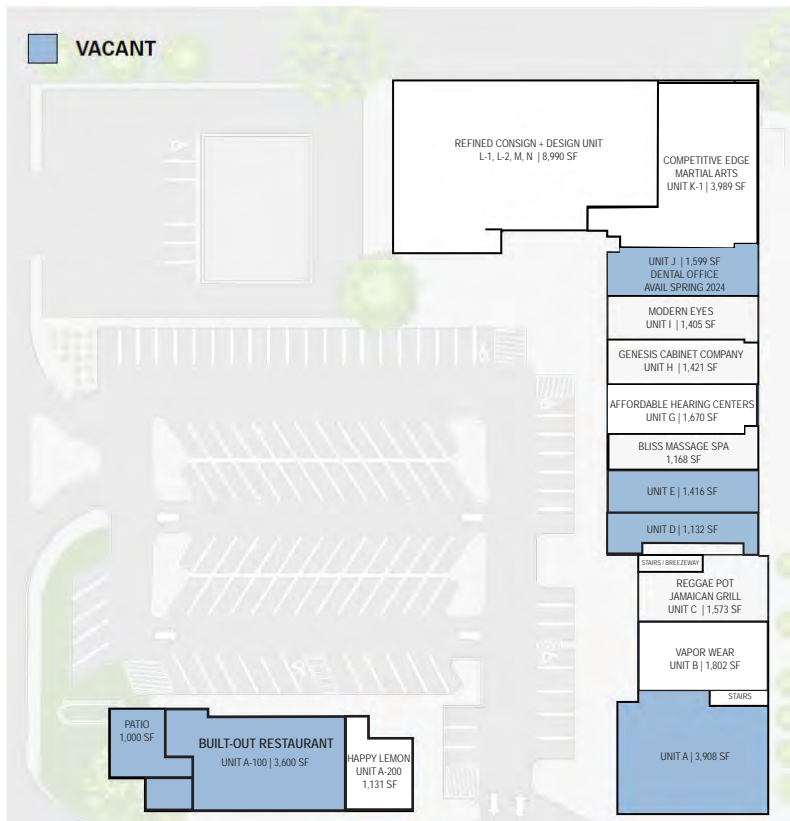
### CALL BROKER FOR INTERIOR PHOTOS OF AVAILABLE UNITS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	6,749	44,473	110,272
<b>Total Population</b>	16,416	112,162	271,967
<b>Average Household Income</b>	\$117,897	\$136,790	\$137,424

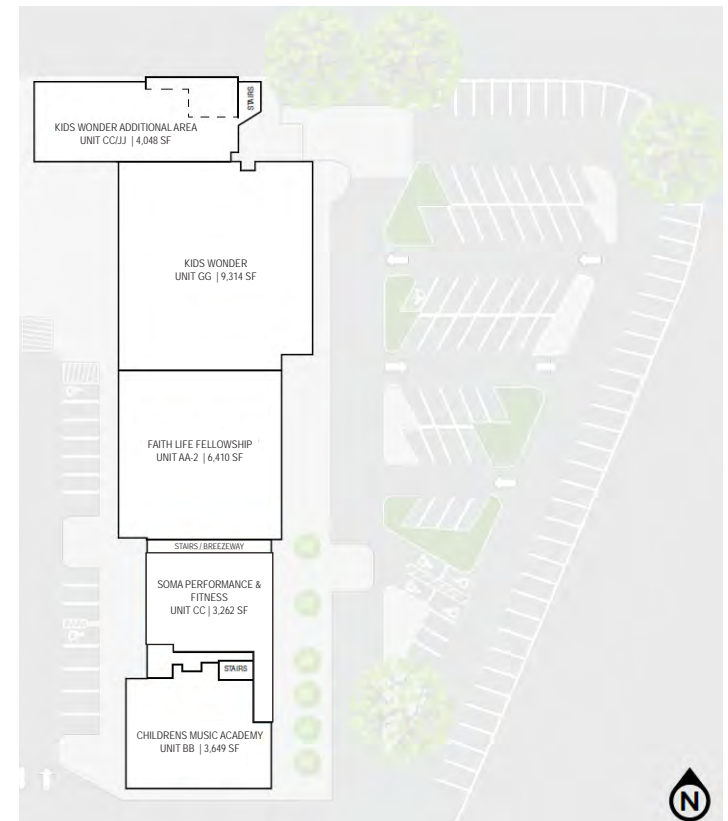
<b>Lease Rate:</b>	Call Broker for Rates
<b>Building Size:</b>	61,487 SF
<b>Number of Floors:</b>	2
<b>Parking Spaces:</b>	Approx. 212
<b>Available Retail Space:</b>	1,132 SF – 5,710 SF (See Site Plans for More Info)
<b>Available Restaurant Space w/ Patio:</b>	3,600 SF
<b>NNN:</b>	\$8.90/SF



# FLOOR PLANS & PROPERTY PHOTOS



LEASE PLAN - UPPER LEVEL



LEASE PLAN - LOWER LEVEL





**DRIVE TIMES**

- DENVER TECH CENTER - 6 MILES | 10 MINUTES
- DENVER INTERNATIONAL AIRPORT - 38 MILES | 30 MINUTES
- DOWNTOWN DENVER - 14 MILES | 25 MINUTES



E ARAPAHOE RD

WILLOW SPRING OPEN SPACE



ARAPAHOE HIGH SCHOOL

24,994 CPD (2022)

E DRY CREEK RD



**SUBJECT PROPERTY**  
7562-7592 S UNIVERSITY

SOUTH SUBURBAN GOLF COURSE

MCLELLAN RESERVOIR

E COUNTY LINE RD

34,983 CPD (2022)

22,698 CPD (2022)



112,944 CPD (2022)

UNIVERSITY BLVD



LINKS GOLF COURSE

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