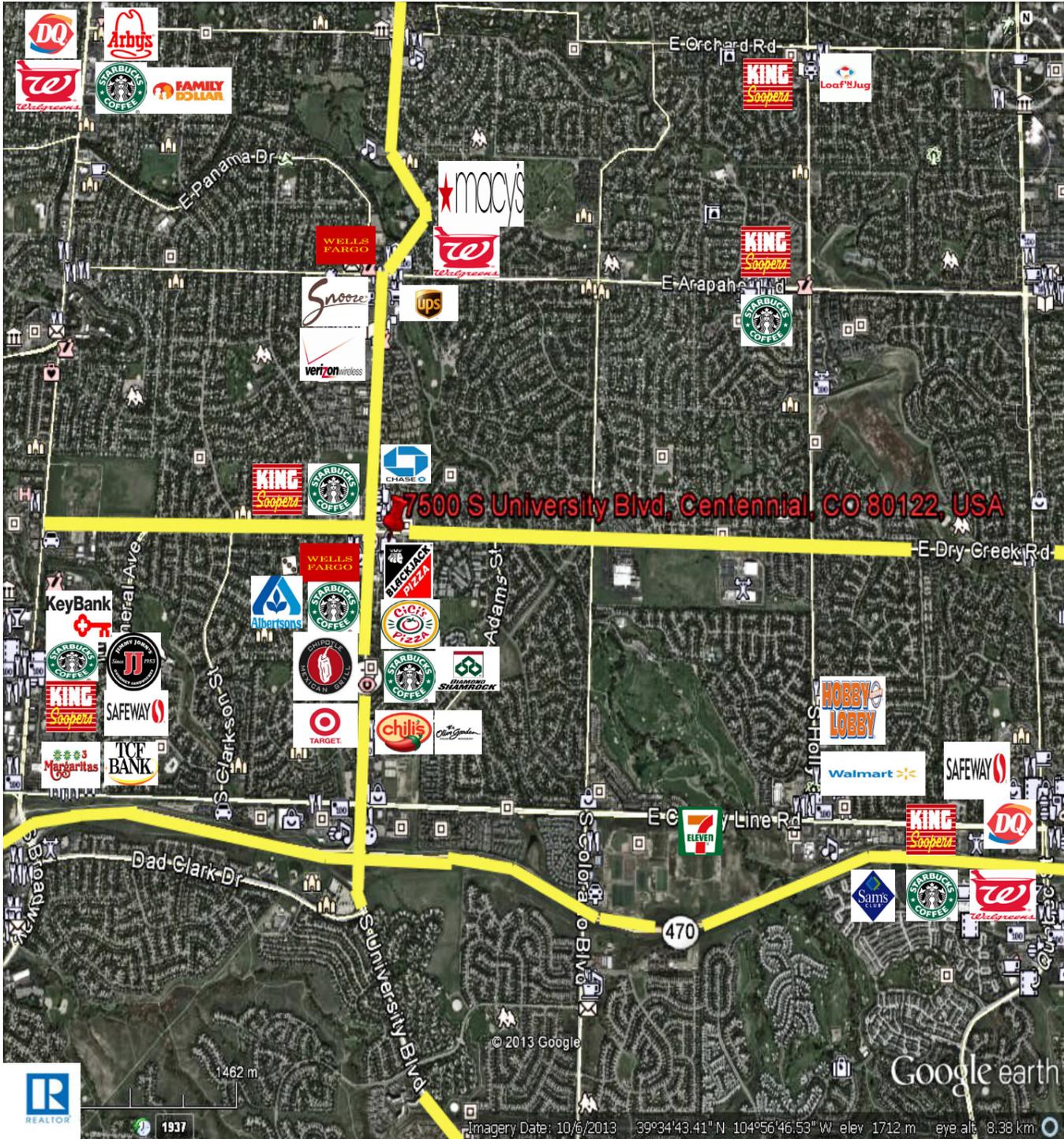


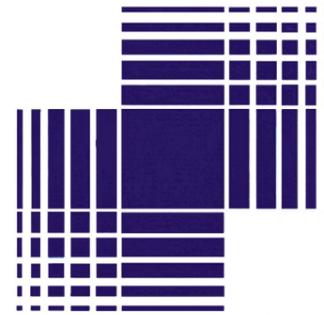
J&B BUILDING COMPANY
 8933 E Union Ave #216, Greenwood Village, CO 80111
 (303) 741-6343
www.jandbbuilding.com



7500 S University Blvd, Centennial, CO 80122, USA



Disclaimer: The information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information are subject to change. J & B Building Company, its broker associates and its salespersons, are or will be acting as agents of this seller/lessor with the duty to represent the interest of the seller/lessor. J & B Building Company will not act as your agent unless an agency agreement is signed and in effect.



DRY CREEK CENTER

7500 S University Blvd, Centennial, CO 80122

FOR LEASE: Retail

LEASE RATE

\$22.00 /SF NNN

AVAILABLE:

1,320 SF

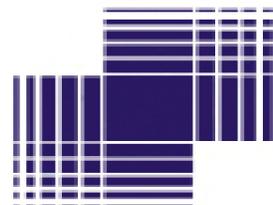
DRY CREEK CENTER



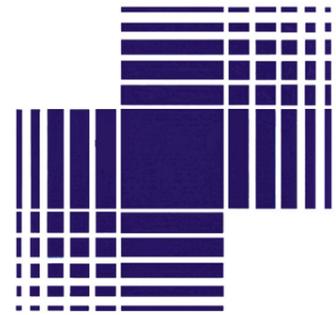
PROPERTY FEATURES AND CONTACT INFORMATION

- Great Central Location
- Available SF: 1,320 SF
- Est. NNN's (2026): \$10.96 /SF
- Ample Parking
- Join Dollar Tree, Jimmy Johns, Blackjack Pizza and many others at this busy retail center!

Ken Burkhart
 303.741.6343 ext. 109
Ken@JandBBuilding.com



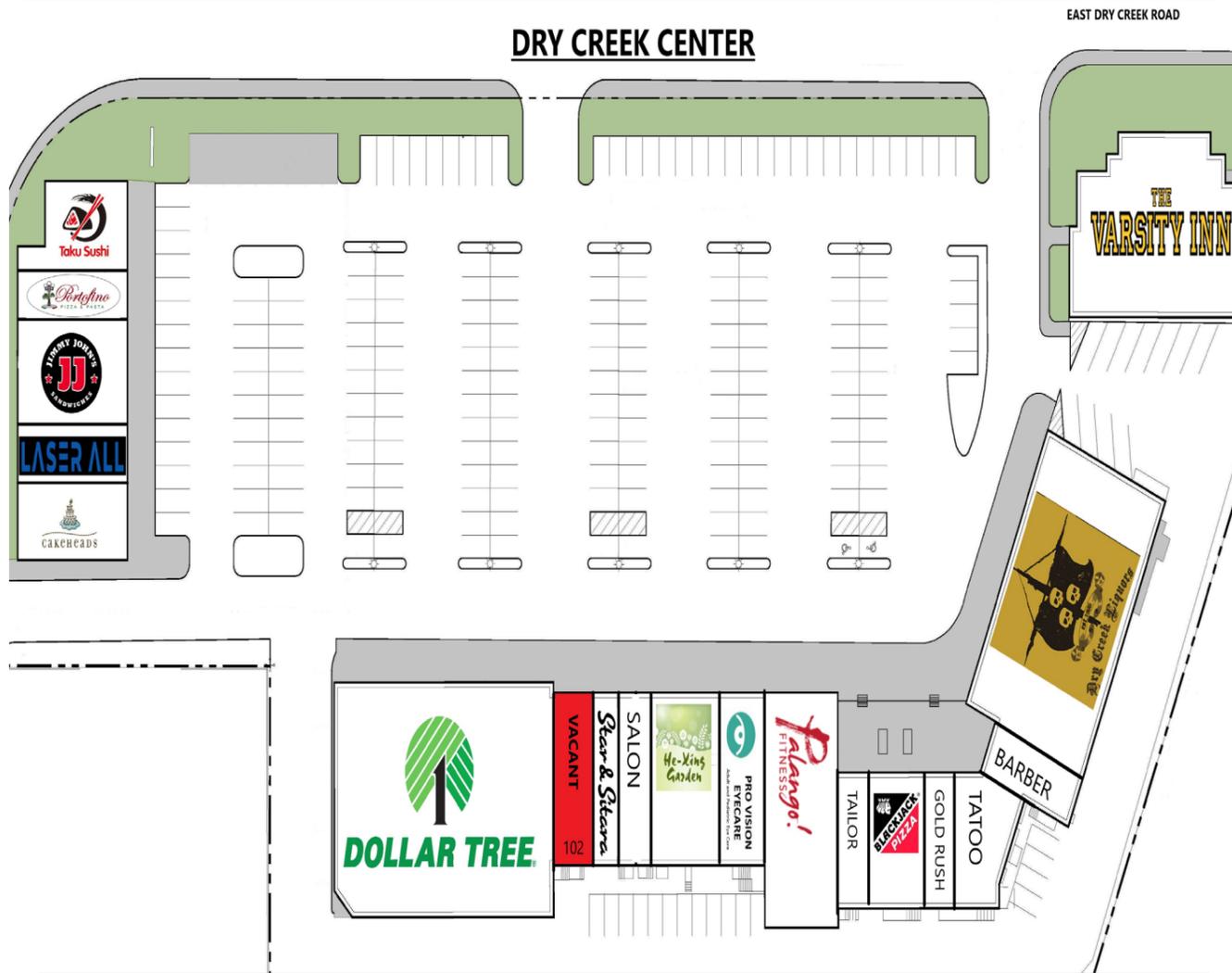
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FOR MORE INFORMATION
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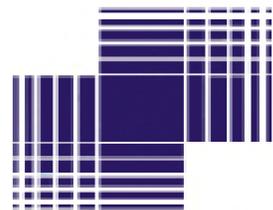
DRY CREEK CENTER SITE PLAN

DRY CREEK CENTER

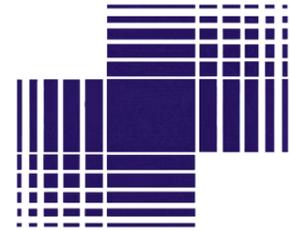


PRICING

Unit 102 1,320 SF \$22.00 /SF NNN Total per Month \$3,625.60 (incl. NNN expenses):



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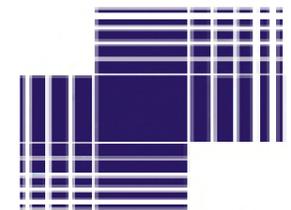
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	15,787	107,749	281,161
HOUSEHOLDS	6,487	42,625	112,483
INCOME	\$114,265	\$125,540	\$128,375
BUSINESSES	515	4,075	14,464
EMPLOYEES	5,442	41,727	190,323
TRAFFIC COUNT	33,000 VPD S University Blvd and E Dry Creek Rd		



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- LAWN & GARDEN EQUIPMENT
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