

ARAPAHOE

SERVICE CENTER

6555, 6665, 6675 S. Kenton Street | Centennial, Colorado



For lease
Flex/Industrial

3,070 - 14,639 SF
3 buildings

PROPERTY HIGHLIGHTS

This property boasts strong ownership, local management, and a prime location easily accessible at Arapahoe Road and Kenton Street in Southeast Denver. The project is thoughtfully designed, featuring easily accessible truck courts with dock-high and drive-in loading along with floor to ceiling windows in the office areas. Additionally, the availability of both building and monument signage offers ample opportunities for branding and visibility. The property offers flexible divisibility options to cater to varying tenant requirements.



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| <p>01. Chase
Sonic
Del Taco
Bawrchi Biryani Point
Bakers Inn
Vivi Pho</p> <p>02. Walmart</p> <p>03. TopGolf</p> <p>04. Naan Curry
Bop & Gogi
McDonald's
Culver's
Dickey BBQ
Outback Steakhouse</p> <p>05. Embassy Suites</p> | <p>06. AutoNation Dodge</p> <p>07. AutoNation Toyota</p> <p>08. Groove Mazda</p> <p>09. Groove Ford</p> <p>10. Larry H. Miller Nissan</p> <p>11. AutoNation Chrysler Jeep</p> <p>12. Arapahoe Kia / Hyundai</p> <p>13. Fay Myers Motor Cycle World</p> <p>14. Lowes Home Improvement</p> <p>15. Peakview Brewing
Schlotzkys
Pollo Lima</p> | <p>16. The Home Depot
Surena Persian Café
Milkit
JDs Baitshop
ChickFila
Starbucks</p> |
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PROPERTY FEATURES

 5,145 - 20,996 SF Available Across 5 Units
Total Space Available

 2.8:1,000 SF
Parking Ratio

 144,283 SF
Building Size

 Dock High and Drive In
Loading

 \$13.00/SF - \$14.00/SF NNN
Lease Rate

 1985
Year Built

 12'
Clear height

 \$6.70/SF (2024)
Operating Expenses



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