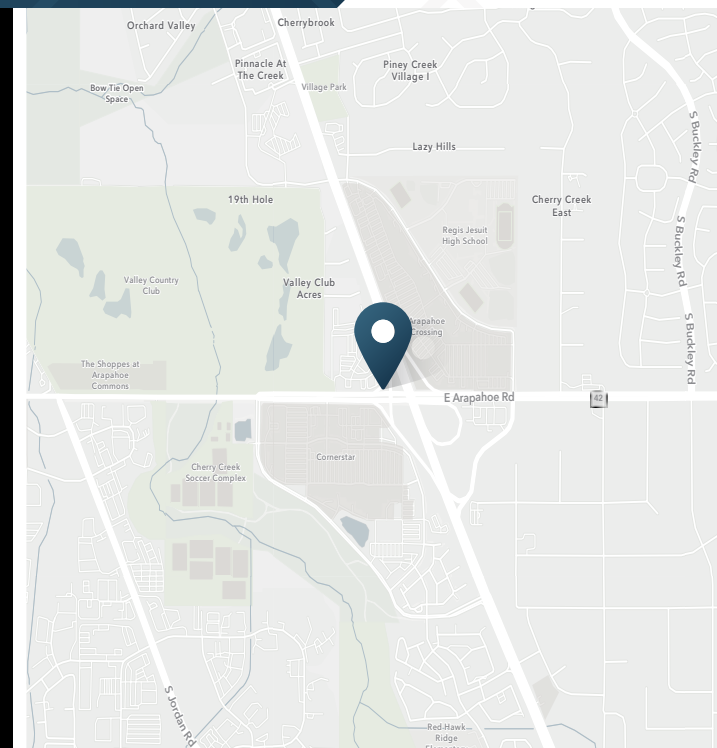


Centennial Center

NWC E Arapahoe Rd & S Parker Rd | Centennial, CO 80016



AVAILABLE

Pad 7 - 55,420 SF Gross
Pad 8 - 42,975 SF Gross

PAD 7 RATE

\$26.00/SF

PAD 8 RATE

\$25.00/SF

ZONING

CG - General Commercial

ABOUT THE PROPERTY

- Perfect for a end users such as eye care, veterinarian, quick care, restaurants, or light automotive
- Major retailers at Intersection include Target, Kohl's, Dicks Sporting Goods, DSW, Home Goods, Ross, Marshalls, King Soopers, 24-Hour Fitness, Boot Barn
- Excellent demographics and high traffic counts
- Zoning: CG - General Commercial (grandfathered in and allows drive-thru)

TRAFFIC COUNTS

Parker Rd 77,079 VPD
Arapahoe Rd 79,582 VPD

Year: 2024 | Source: Esri

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,094	77,196	242,554
Daytime Population	8,735	76,689	302,576
Avg. Household Income	\$161,732	\$166,522	\$152,788
Estimated Households	2,507	27,831	93,749

Year: 2024 | Source: Esri

CONTACT

Tami Lord | 303.390.5244
tami.lord@srsre.com

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Lot 8



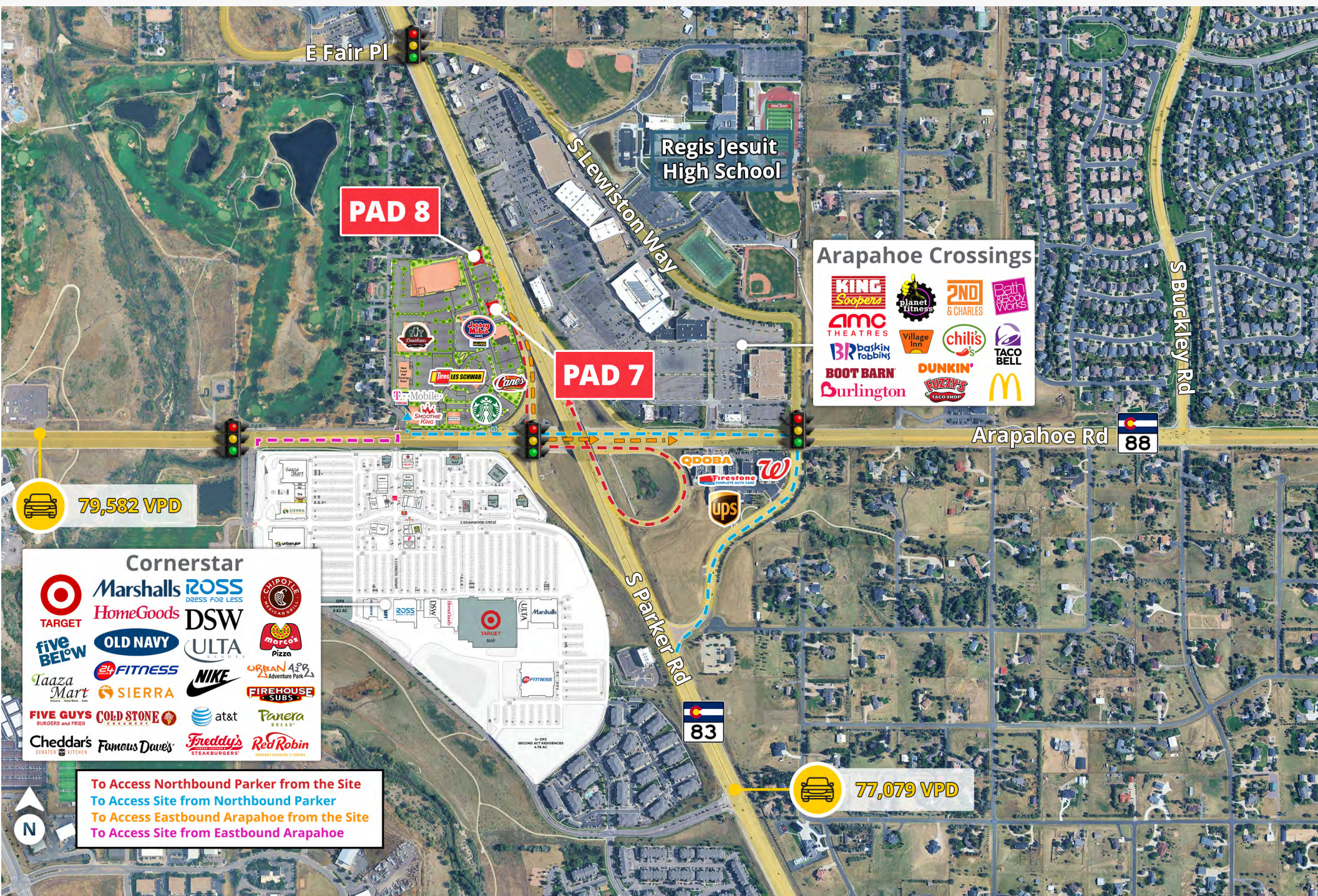
Available	Max Building Size	Gross Acreage	
Pad 7	N/A	55,420 SF	For Sale
Pad 8	N/A	42,975 SF	For Sale



Centennial Center

NWC E Arapahoe Rd & S Parker Rd | Centennial, CO 80016

Lot 8



E Fair Pl

Regis Jesuit High School

PAD 8

PAD 7

Arapahoe Crossings



S Buckley Rd

Arapahoe Rd 88

79,582 VPD



S Parker Rd 83

77,079 VPD

To Access Northbound Parker from the Site
To Access Site from Northbound Parker
To Access Eastbound Arapahoe from the Site
To Access Site from Eastbound Arapahoe



Centennial Center

NWC E Arapahoe Rd & S Parker Rd | Centennial, CO 80016



DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	6,094	77,196	250,005
2029 Projected Population	5,994	77,481	257,775
Projected Annual Growth 2024 to 2029	-0.33%	0.07%	0.61%

Daytime Population

2024 Daytime Population	8,735	76,689	302,576
Workers	6,242	43,183	192,324
Residents	2,493	33,506	110,252

Income

2024 Est. Average Household Income	\$161,732	\$166,522	\$152,788
2024 Est. Median Household Income	\$104,392	\$120,974	\$110,747

Households & Growth

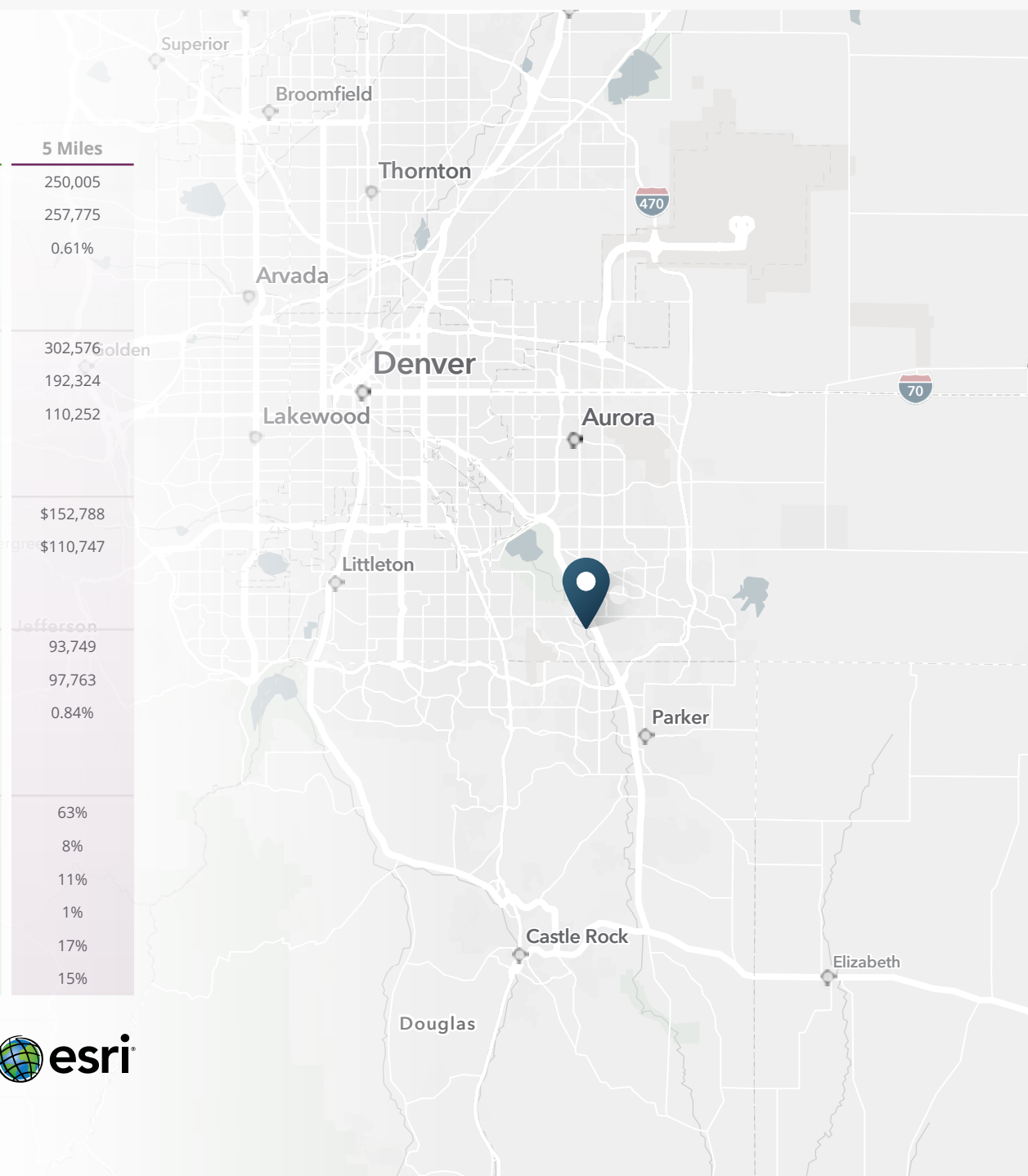
2024 Estimated Households	2,507	27,831	93,749
2029 Projected Households	2,479	28,144	97,763
Projected Annual Growth 2024 to 2029	-0.22%	0.22%	0.84%

Race & Ethnicity

2024 Est. White	58%	64%	63%
2024 Est. Black or African American	9%	7%	8%
2024 Est. Asian or Pacific Islander	15%	12%	11%
2024 Est. American Indian or Native Alaskan	1%	1%	1%
2024 Est. Other Races	17%	16%	17%
2024 Est. Hispanic	16%	14%	15%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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