

# Centennial Center

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



**PADS FOR SALE | LIVE MUSIC VENUE COMING SOON**

## AVAILABLE

Pad 7 - 55,420 SF Gross:

**UNDER CONTRACT**

Pad 8 - 42,975 SF Gross

## PAD 7 RATE

\$26.00/SF

## PAD 8 RATE

\$25.00/SF

## ZONING

CG - General Commercial

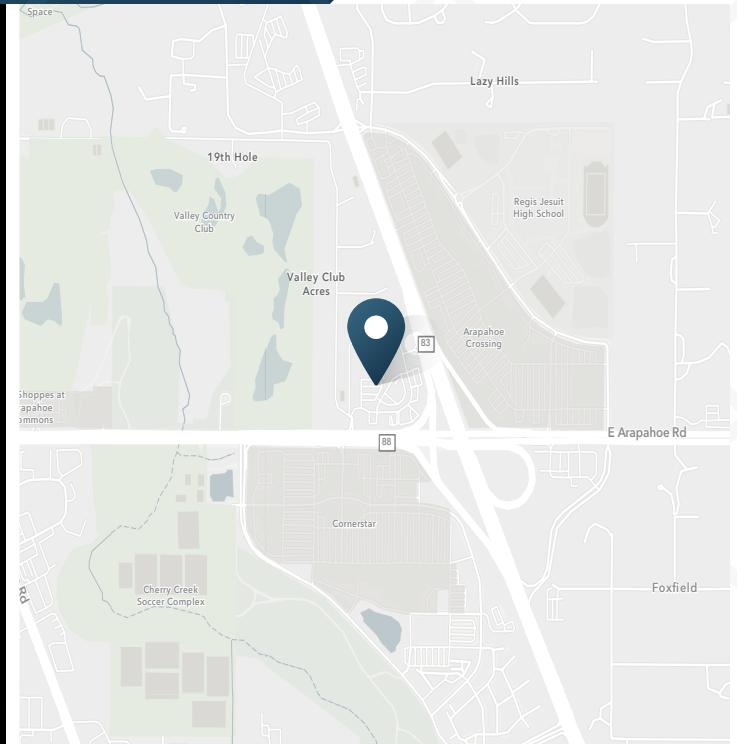
## ABOUT THE PROPERTY

- Perfect for 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

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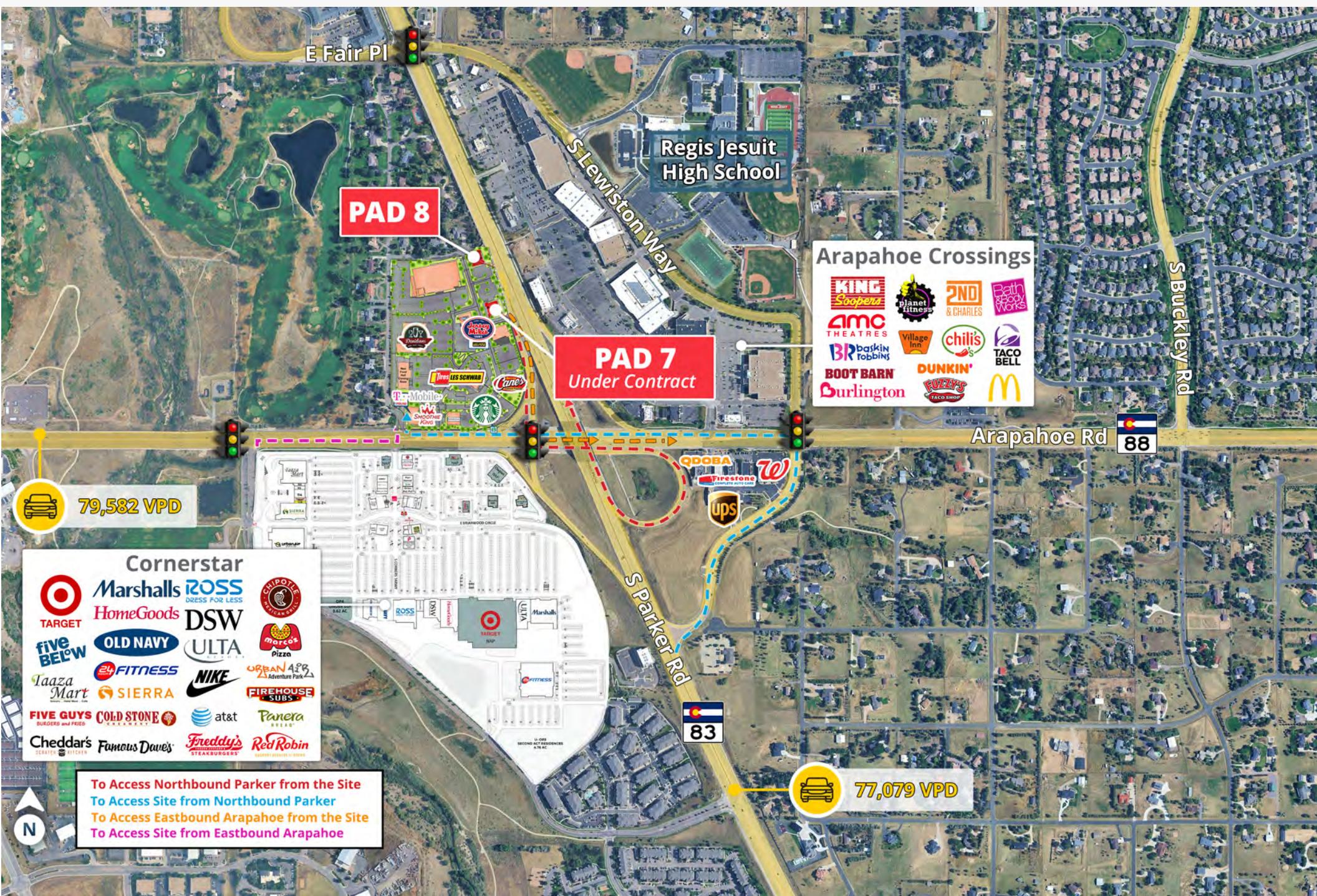
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# Trade Area Centennial, CO



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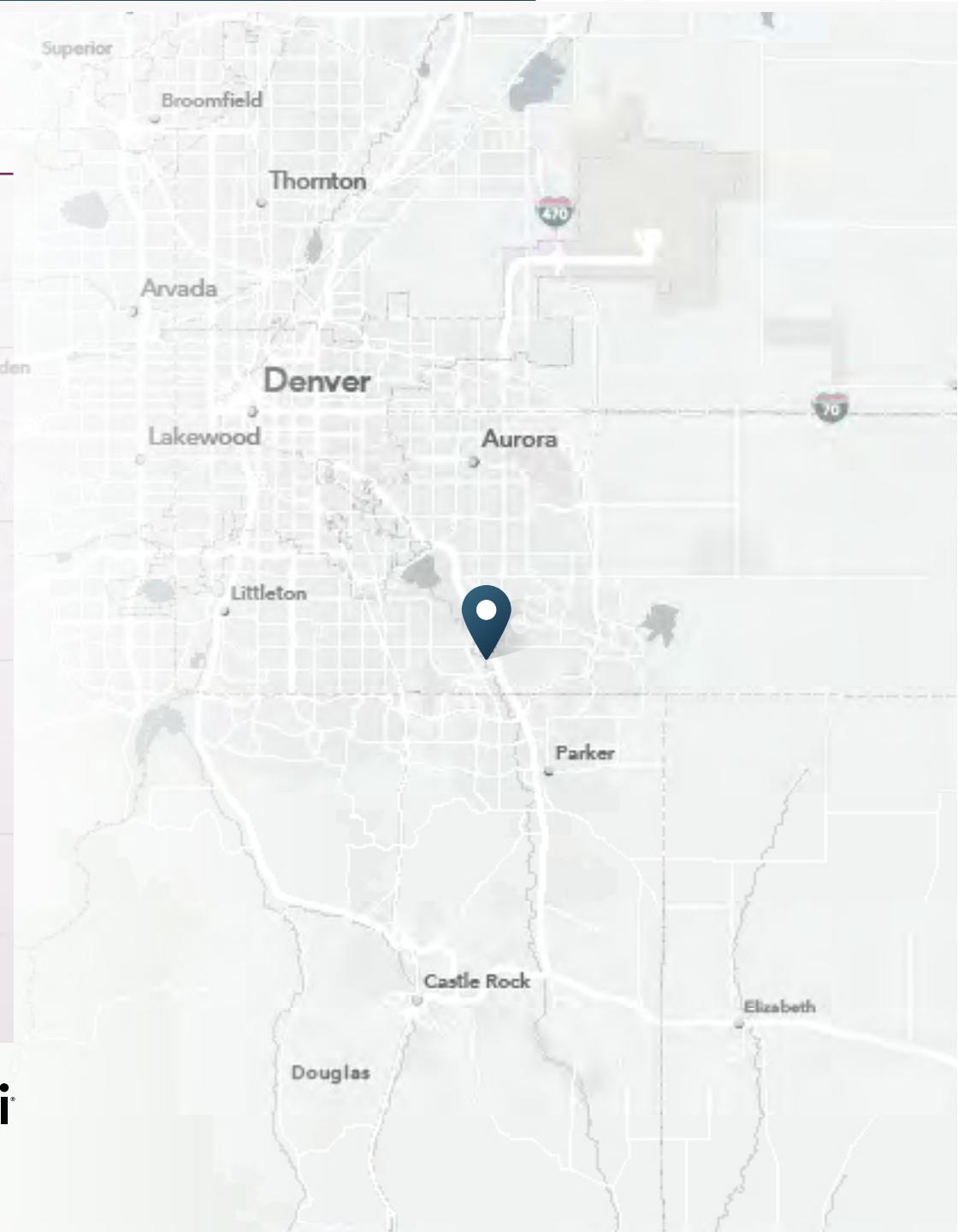


## DEMOGRAPHIC HIGHLIGHTS

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%

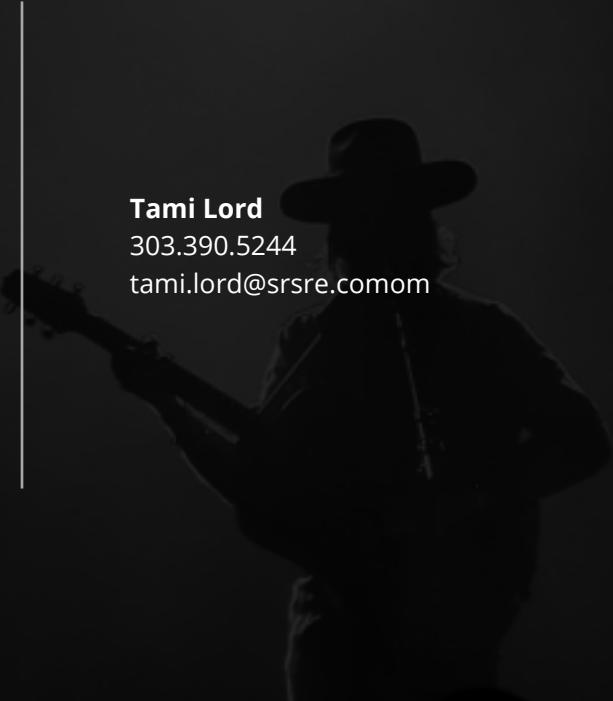
➤ **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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