

Restaurant Space Available

Festival Shopping Center

NEC of County Line Road & University Boulevard | Centennial, Colorado



4,610 SF Building Available for Lease or Ground Lease

- *Join: Petsmart, Amish Furniture Gallery, Guiry's Paint & Decorating, Appliance Factory Outlet, Mattress and more*
- *Located in the heart of south Denver on the border of Centennial and Highlands Ranch*
- *Great visibility, easy access and strong demographics*
- *Over 41,000 VPD on University Boulevard and over 21,000 VPD on County Line Road*

Located in South Denver on the border of Centennial and Highlands Ranch, Festival Shopping Center has great visibility, easy access and strong demographics. Established Center with aggressive lease rates.

AVAILABLE: Restaurant Space: 4,610 SF Available Oct. 2022
or Ground Lease

LEASE RATE: Call for details



For more information, please contact:

Dean Insalaco

Vice President

303.996.6350

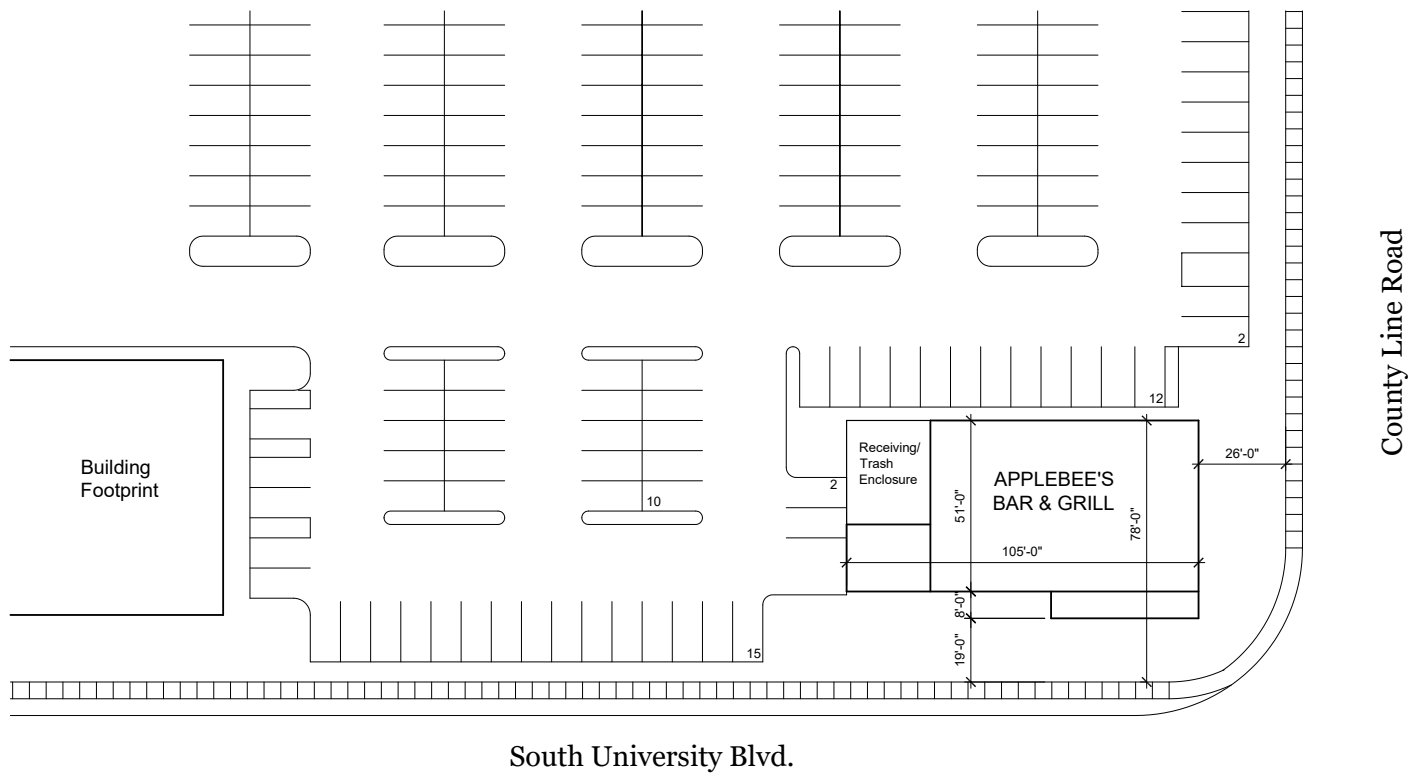
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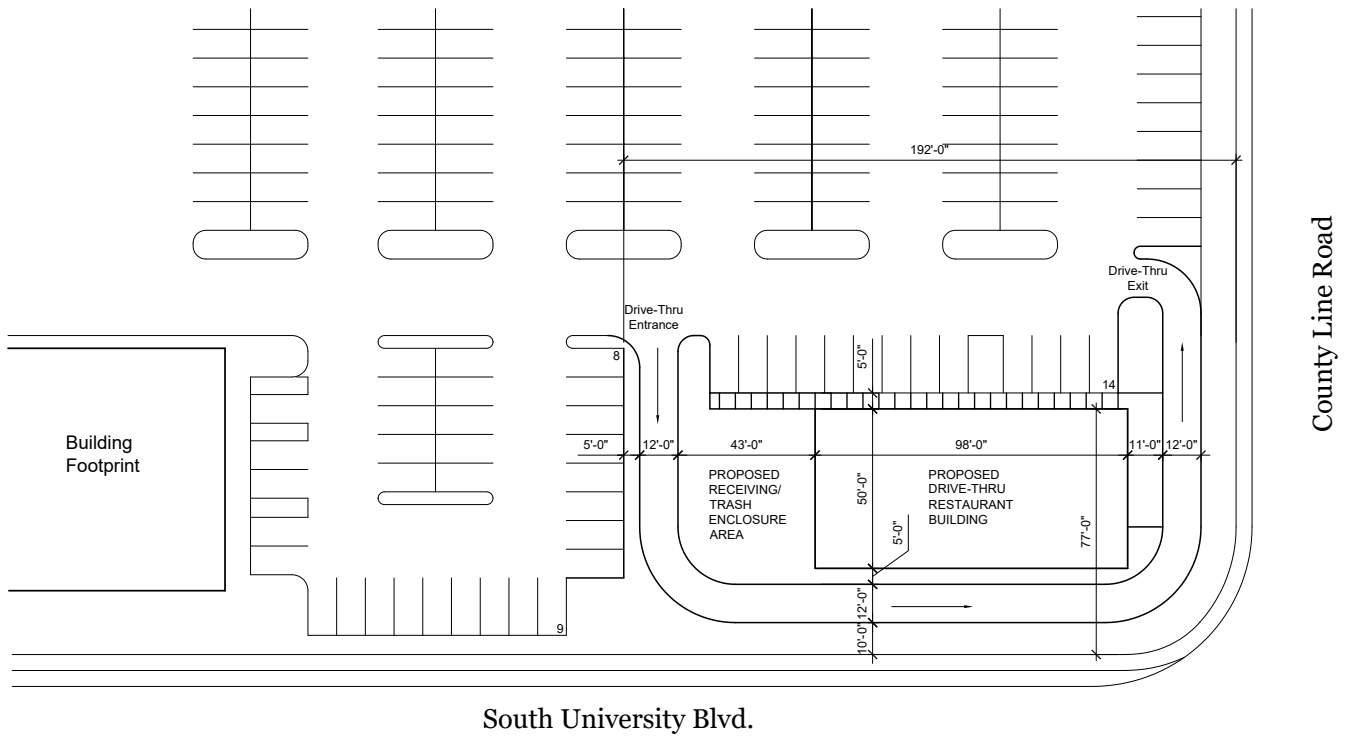
Festival Shopping Center Restaurant Space



CURRENT SITE PLAN

SCALE: 1"=30'





CONCEPTUAL SITE PLAN

SCALE: 1"=30'

PLEASE NOTE: The city of Centennial has changed its zoning for this intersection and will now consider a drive-thru



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TRADE AREA DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS
Population:	16,189	124,342	259,833	On University Blvd north of County Line Road: 30,586 CPD
Average HH Income:	\$133,247	\$138,442	\$144,484	On University Blvd south of County Line Road: 35,157 CPD
Businesses:	389	5,074	14,358	On County Line Road west of University Blvd: 21,756 CPD
Employees:	3,114	43,853	154,488	On County Line Road east of University Blvd: 21,553 CPD

Source: Applied Geographic Solutions, 2019 Estimates

Source: CDOT 2018



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