

# PREMIER PAD SITE AVAILABLE FOR SALE \$5,500,000

Northeast corner of Arapahoe and Lima  
Centennial (Denver), Colorado



2.70 Acres

Located on one of the busiest intersections in Denver  
Arapahoe Road & Lima  
70,000 VPD

Located just blocks from a Walmart Supercenter and Top Golf

Located Adjacent to Centennial Airport

For Additional Information

Chloe Dikeou  
303.408.9998

**100,000 SF PAD SITE AVAILABLE**  
**NORTHEAST CORNER OF ARAPAPHOE AND LIMA**  
**CENTENNIAL (DENVER), COLORADO**  
**For Sale \$5,500,000**

**Location**

- Northeast corner of Arapahoe and Lima
- Retention already provided
- Site filled and brought up to grade
- Nestled between Hotel & Apartments, Office, Shopping Center, and Restaurants

**Visibility**

- Traffic light at Arapahoe and Lima provides superior visibility to all other sites
- 435 feet of unobstructed visibility on Arapahoe Road
- Over 70,000 vehicles per day

**Access**

- Traffic light at Arapahoe Road and Lima provides excellent access
- Cross access agreement with the Waterwalk Hotel/Apartments to the north provides excellent internal access

**BEST REMAINING SITE**  
**ON ARAPAHOE ROAD**

For Additional Information Please Contact  
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# EXISTING OFFICE

