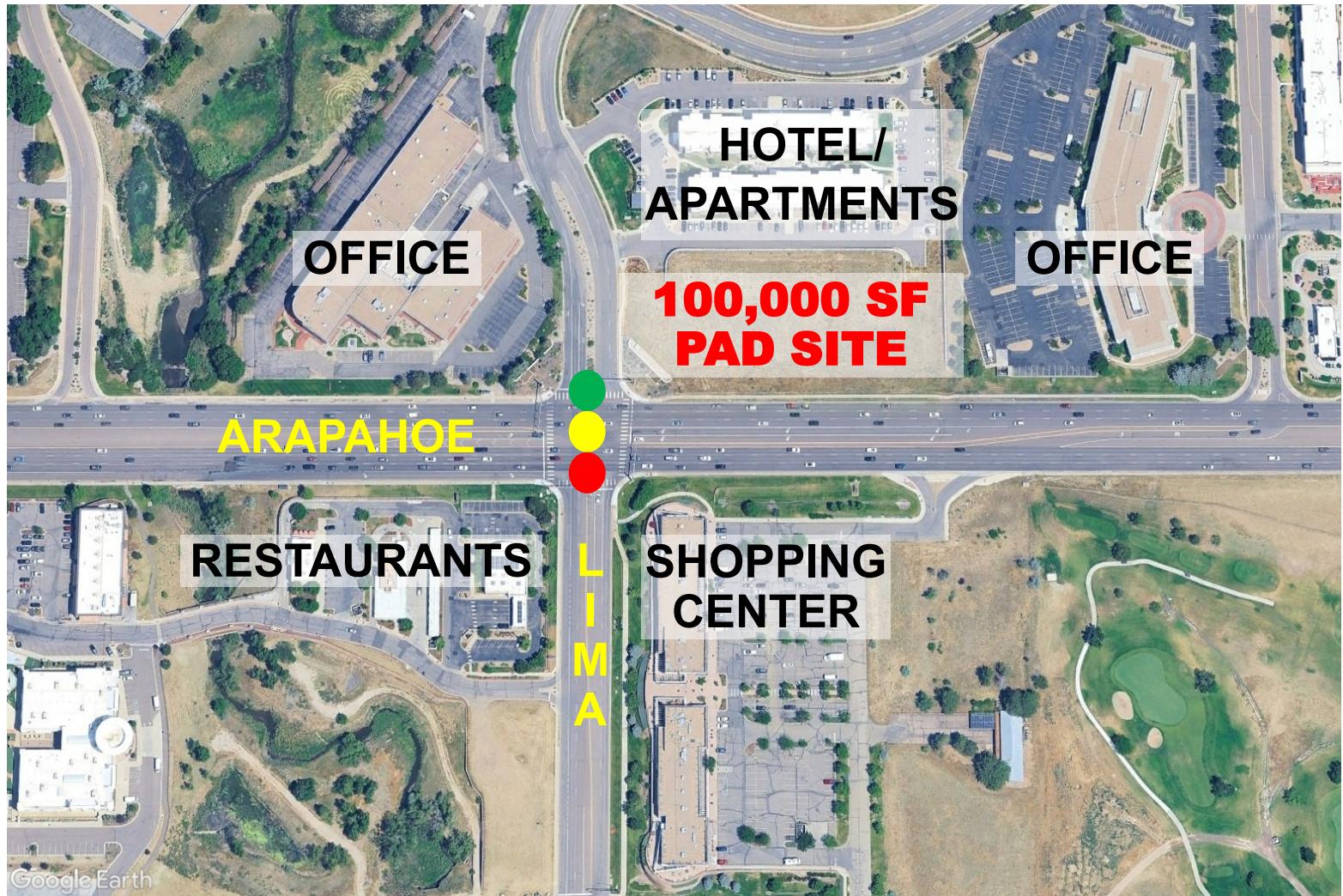


PREMIER PAD SITE AVAILABLE FOR SALE \$5,500,000

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 ARAPAHOE 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

Chloe Dikeou

303.408.9998

EXISTING OFFICE

PAD SITES AVAILABLE