

BUILDING FOR SALE!
Asking Price: \$8,500,000

REMAX
COMMERCIAL



Ayad Toma

RE/MAX Leaders | Commercial Division

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12600 E Arapahoe Rd, Suite B, Centennial, CO 80112

15745 E Arapahoe Rd
Centennial, CO 80016

"Each Office Independently Owned and Operated"

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Property Description

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Exceptional opportunity to acquire a 56,000 SF building offering a wide range of uses, including a grocery store (with or without liquor sales), restaurant, retail, showroom, office building, event center, place of worship, private club, indoor recreation facility, college, university, vocational or technical school, police station, post office, public assembly venue, bed and breakfast, indoor entertainment venue, health club, hospital, clinics, pharmacy, medical laboratory, veterinary practice or training facility, among many other permitted and conditional uses.

The building layout features 27,300 SF of retail space, a 1,400 SF second-story office area, and a 27,300 SF basement equipped with a freight elevator and conveyor belt, all situated on 2.2 acres. Ample customer parking with approximately 130 spaces, plus two covered delivery docks providing convenient loading and unloading, clean, well-maintained facility ready for immediate operation.

Property Highlights

- Prime visibility on the NEC of E. Arapahoe Rd (80,382 vehicles per day, 2025) and S. Parker Rd (69,217 vehicles per day, 2025).
- Ample customer parking with 130 spaces available.
- Digital Pylon sign on E Arapahoe Rd.
- The basement storage area features nice, finished flooring and lighting, and is equipped with a freight elevator and conveyor belt.
- The entire building is equipped with a fire sprinkler system, security cameras, and a security alarm.

PROPERTY OVERVIEW

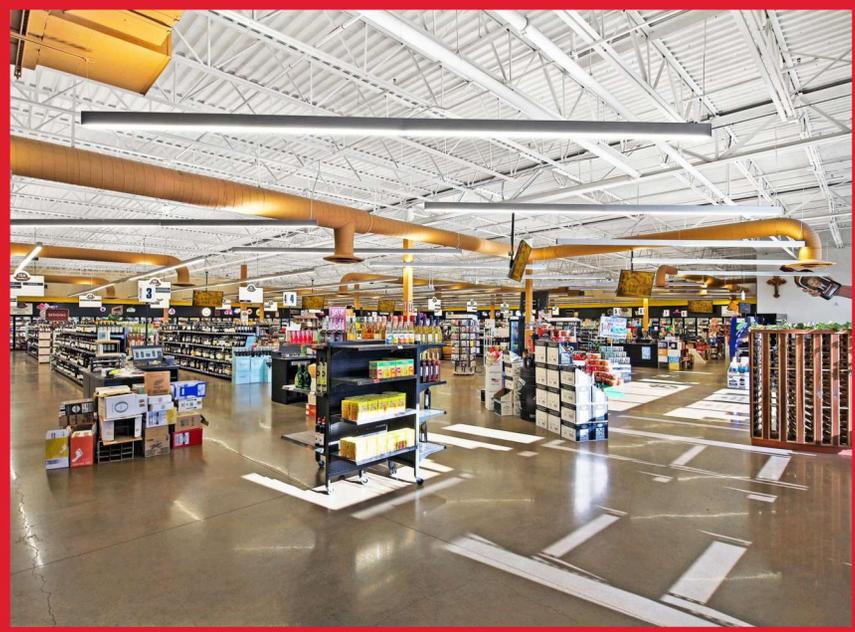
Building Size: 28,700 SF + 27,300 SF Basement

Lot Size: 2.22 Acres

Zoning: (CG) Commercial General

Year Built: 2017





Interior Retail View



Interior Retail View



Interior Retail View



Interior Retail View





Aerial View



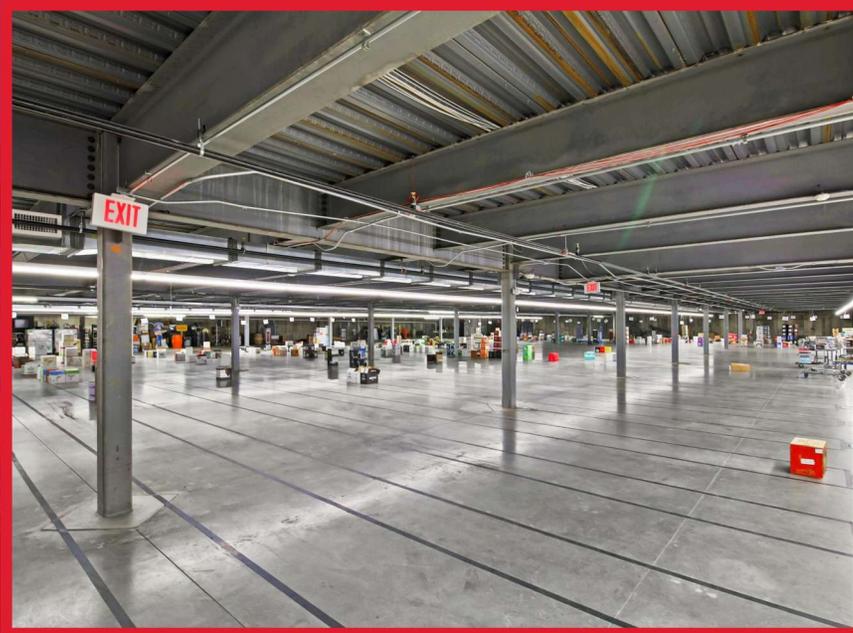
Tasting Room



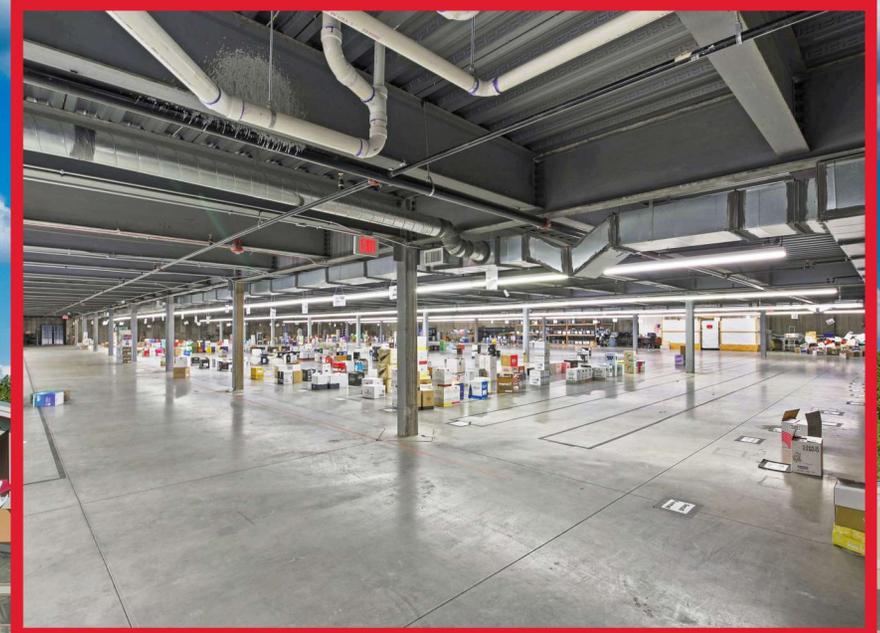
Humidor Room Entrance



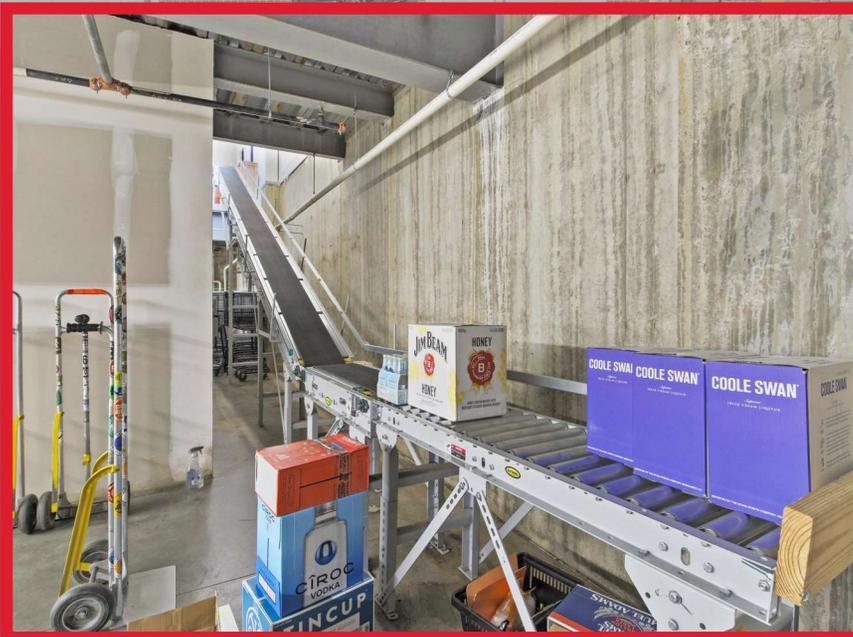
Humidor Room Interior



Basement Storage Area



Basement Storage Area View 2



Basement Storage Conveyor Belt



Basement Storage Elevator



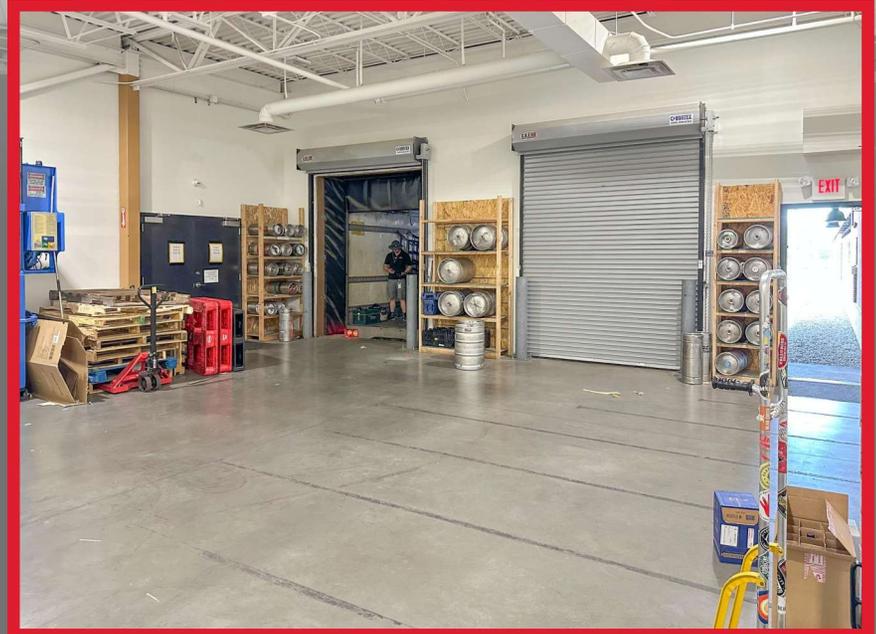
2 Covered Loading Docks - View 1



2 Covered Loading Docks - View 2



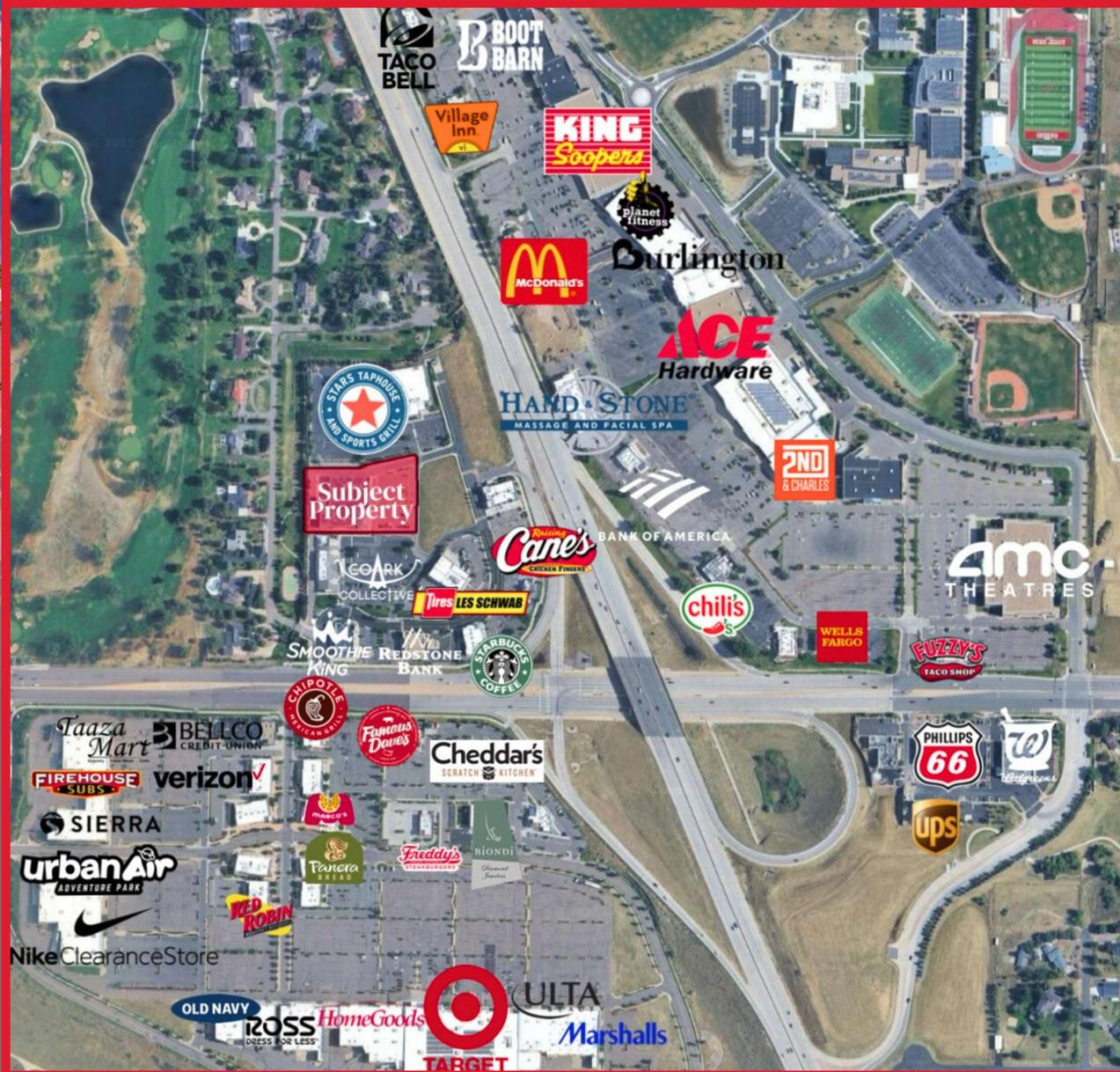
2 Covered Loading Docks - View 3



Loading Area Storage



Area Map, Demographics & Traffic Map



	1 Mile	3 Miles
Population	6,747	73,074
Households	2,628	26,272
Median HH Income	\$95,221	\$111,417
Daytime Employees	\$95,221	\$111,417

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Please inquire for further details and to schedule a private tour

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