

The Garage Den

7542 S Potomac St | Centennial, CO 80112



GARAGE/FLEX/LIGHT INDUSTRIAL CONDO FOR LEASE

Unit D-06: 915 SF
Available

Contact Broker
Rate

Andrew Clemens
303.390.5230
andrew.clemens@srsre.com

Contact

ABOUT THE PROPERTY

- Excellent opportunity to lease a newly built (2024) luxury garage/storage/flex unit in the Dove Valley industrial area.
- The property is situated near the Centennial Airport with convenient access to I-25, E-470, and I-225.
- EV charger and private restroom options available.
- Located in a premium, secure, flex-space community.
- Ideal for luxury storage or business operations.
- Convenient access to shared building restrooms located adjacent to the units

EACH UNIT FEATURES

- Fire sprinklers
- 14x14 overhead door
- Automatic overhead door opener
- Multiple 110v electrical outlets
- Dedicated 50-amp 220v circuit
- 60' wide drive aisles
- High efficiency LED lighting
- Shop heater
- 3-phase (150 amp) power
- ½ bath plumbing rough-in

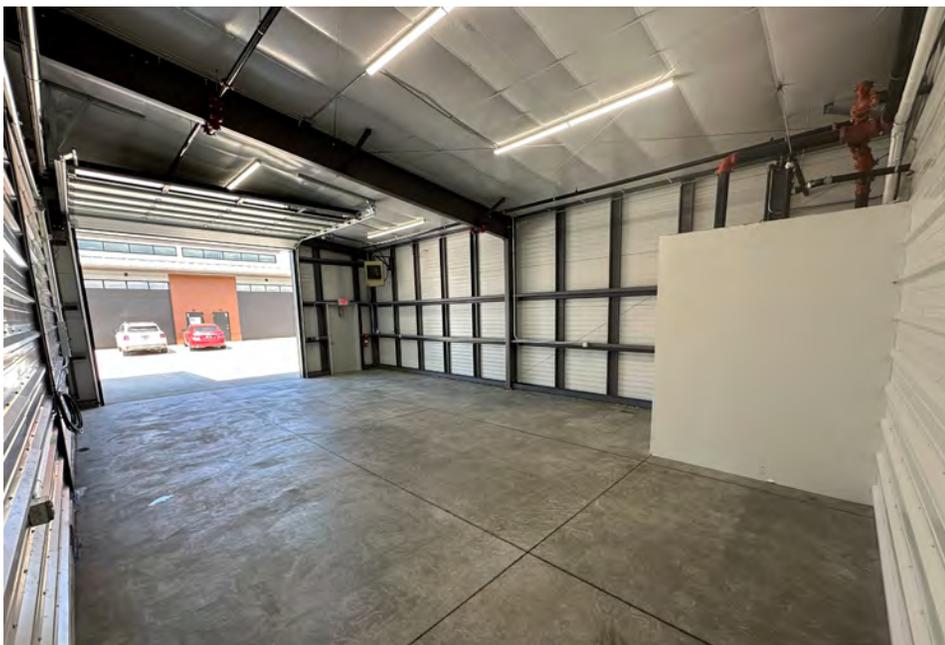
Site Plan

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Photos

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SITE

W

Cornerstar

- TARGET
- Marshall's
- ROSS DRESS FOR LESS
- HomeGoods
- SIERRA
- DSW DESIGNER SHOE WAREHOUSE
- Taaza Mart
- FIREHOUSE SUBS
- ULTA BEAUTY
- FIVE BEL'W
- FIVE GUYS
- Urban Air
- OLD NAVY
- Freddy's STEAKBURGERS
- Nike
- Panera BREAD
- Cheddar's SCRATCH & BAKED
- Red Robin SMOOTHER BURGERS ON BREW
- CHIPOTLE MEXICAN GRUBB
- COLD STONE CREAMERY
- MARCO'S PIZZA

Centennial Promenade

- IKEA
- Michaels
- Radio Center
- WORLD MARKET
- Total Wine & More
- JARED
- HomeGoods
- petco
- Jason's deli
- ROSS DRESS FOR LESS
- LONGHORN STEAKHOUSE
- tropical CAFE

Park Meadows

- JCPenney
- The Container Store
- DICK'S
- VANS
- DQ
- Dillard's
- PET SMART
- Buckle B
- verizon
- starbucks
- lululemon
- EXPRESS
- SEPHORA
- COACH
- Foot Locker
- VICTORIA'S SECRET
- Yard House
- HOLLISTER
- AMERICAN EAGLE
- sleep & number
- ZALES
- The Cheesecake Factory
- Lids

Costco Wholesale

- BEST BUY
- Marshall's
- Rack
- OLD NAVY
- FIVE BEL'W

Costco Wholesale

- MATTRESS FIRM
- MOD PIZZA
- TRADER JOE'S
- Freddy's STEAKBURGERS
- SPORTSMAN'S
- Cane's
- CHIPOTLE MEXICAN GRUBB

LIFE TIME

- Holiday Inn
- Red Robin SMOOTHER BURGERS ON BREW
- Wendy's
- McDonald's

Heritage Place Shopping Center

- SAFeway
- QDOBA MEXICAN EATS
- Advantage Auto Parts
- PAPA JOHN'S
- CHIPOTLE MEXICAN GRUBB
- TACO BELL
- LA QUINTA INNS & SUITES
- spark by Hilton
- Starbucks
- COURTYARD
- DUNKIN'
- TOYOTA
- Mazda
- HYUNDAI
- SUBARU
- Ford

Arapahoe Marketplace

- SPROUTS FARMERS MARKET
- FIVE GUYS
- crumbl
- CAVA
- Office DEPOT
- OfficeMax
- The Tile Shop
- TORCHYS TACOS
- Red Robin
- W

Willow Creek Shopping Center

- VASA FITNESS
- arc
- Freddy's STEAKBURGERS
- TACO BELL
- HOBBY LOBBY
- Bassett HOME FURNISHINGS
- Krispy Kreme
- DEL TACO
- Chuck E. Cheese
- BUICK
- GMC
- CADILLAC
- CHEVROLET

Acres Green Elementary School

- sam's club
- AutoZone
- Pepp Boys
- Arbys
- Auto Service & Tires
- extended STAY AMERICA
- Panera BREAD
- Starbucks
- JJ

Lone Tree Town Center

- KOHL'S
- UFC GYM
- PLATOS CLOSET
- Sherwin-Williams
- Sonesta
- ES

tru

- element by WILSON

Hilton Garden Inn

87

470

83

88

25

224,000 VPD

56,000 VPD

56,000 VPD

64,000 VPD



SRS Real Estate Partners
1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

Andrew Clemens
303.390.5230
andrew.clemens@srsre.com

SRSRE.COM

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