

COMMERCIAL LOT FOR SALE

ARAPAHOE CORRIDOR INFILL LAND

NEC E. COSTILLA AVE. & S. GALENA ST., CENTENNIAL, CO 80016



TREVEY
COMMERCIAL
REAL ESTATE



PROPERTY FEATURES

- Wide Range of Commercial Uses Permitted
- Prime Lot Available Along Busy Arapahoe Corridor
- Superior Highway access via Arapahoe Road & South Havana
- Close Proximity to Multiple Light Rail Stops & Park Meadows Mall
- Access from both North & South
- Walking Distance to a Variety of Retail, Restaurants & Hotels

2024 DEMOGRAPHICS

Radius	Population	Avg. HH Income	Home Value
2 Mile	36,242	\$141,769	\$651,562
5 Mile	246,787	\$130,303	\$492,215
10 Mile	1,061,940	\$119,365	\$456,762

PROPERTY DETAILS

LAND SIZE	1.268 Acres m/l
SALE PRICE	\$700,000.00 (\$12.67 P.S.F.)
PROPERTY TAX	\$10,752.12 (2022)
ZONING	General Commercial
CITY / COUNTY	Centennial / Arapahoe
FRONTAGE	200' on E. Costilla Avenue

TRAFFIC COUNTS

Vehicles Per Day (VPD)

- Approx. 56,000 VPD on Arapahoe Rd. at Galena St..
- Approx. 63,00 VPD on S. Havana st. & Arapahoe Rd.
- Approx. 266,000 VPD on I-25 at Arapahoe Rd.

TREVEY COMMERCIAL
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SITE DETAIL



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