

# ARAPAHOE RETAIL

8586 E Arapahoe Rd | Centennial, CO  
FOR LEASE



## ARAPAHOE SHOPPETTE

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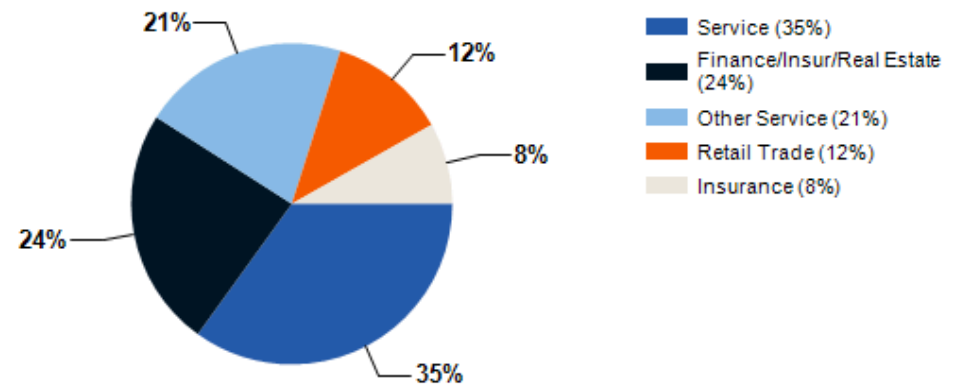
## Location Summary

Prime corner retail location on one of Centennial's busiest and most desirable retail corridors. This highly visible space sits at the lighted intersection of E. Arapahoe Road and Yosemite Street, just off I-25, offering excellent exposure to heavy traffic and a strong daytime employee base. Surrounded by major national retailers, office buildings, hotels, and established residential neighborhoods, the property is ideally positioned to capture both daily commuters and local consumer demand.

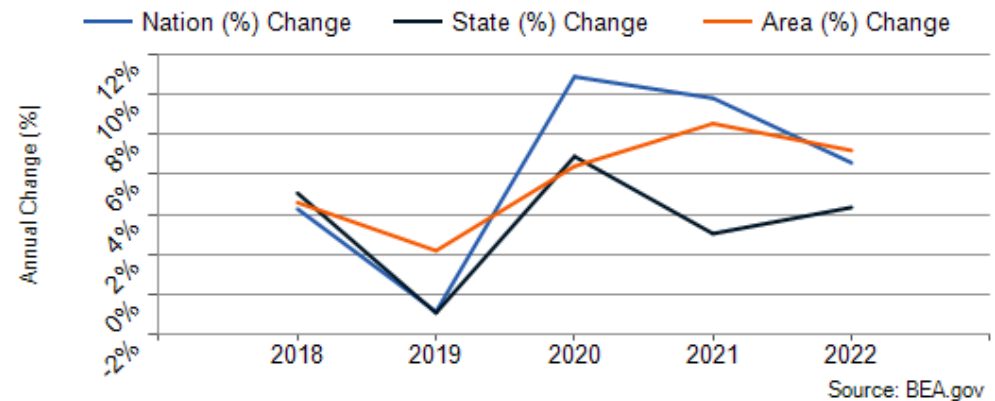
## Key Highlights

- Primehard-corner site at Arapahoe Rd & Yosemite St with 80,000+ vehicles per day. Exceptional frontage and visibility on a major arterial.
- One block from I-25 with quick access to DTC, Inverness, and surrounding business hubs.
- Single-story ±6,200 SF retail/office building with ~120' frontage on Arapahoe Rd in Activity Center zoning.
- Near Arapahoe Marketplace and national retailers, with groceries, dining, and services driving consistent foot traffic.
- Less than a mile from Fiddler's Green Amphitheatre (18,000 capacity), driving added traffic and visibility.
- Growing population and nearby neighborhoods provide a strong customer base and workforce.

## Major Industries by Employee Count



## Arapahoe County GDP Trend



# THE SPACE

Location	8586 E Arapahoe Rd Centennial, CO 80111
County	Arapahoe
APN	2075-28-1-29-003
Cross Street	E Arapahoe & Yosemite
Traffic Count	398,000
Square Feet	1,002
Annual Rent PSF	\$40.00
Lease Type	NNN

\$27.75 NNN's

## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
12,657	89,360	248,030

## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$149,295	\$175,702	\$163,512

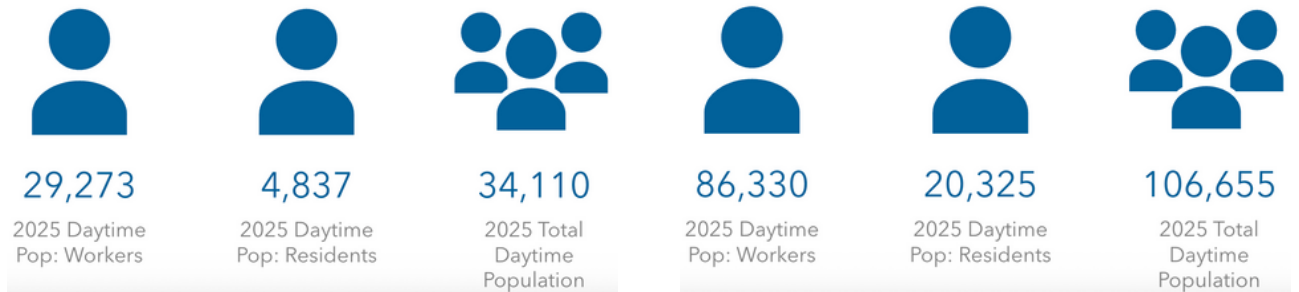
## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
5,563	38,449	104,382

## Population

- Daytime Population: 202,049
- Daytime Residential Population: 37,749
- Daytime Employee Population: 164,300

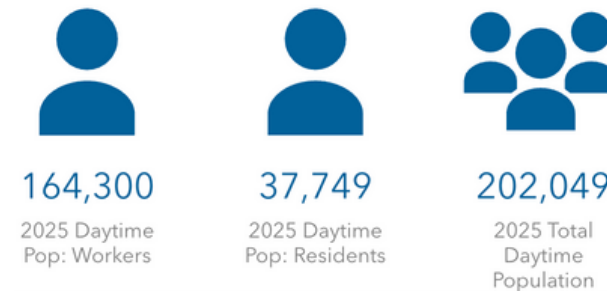
### 1 Mile Radius



### 2 Mile Radius

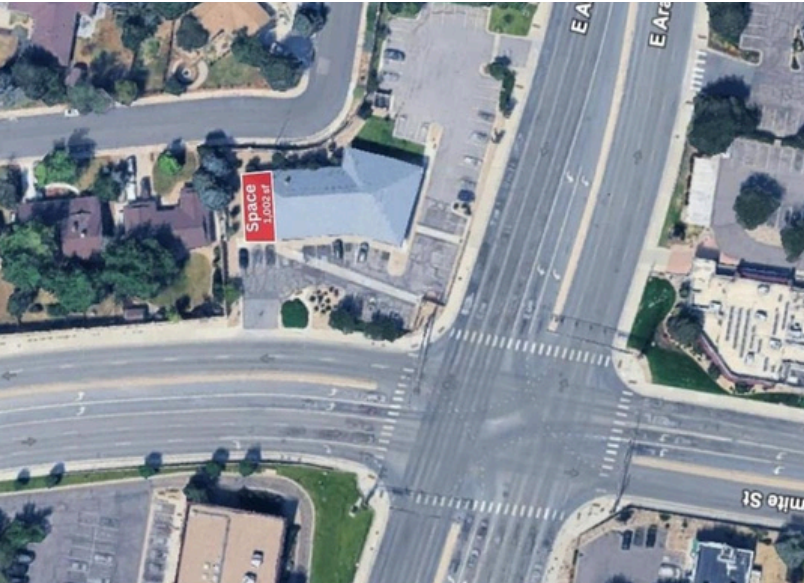


### 3 Mile Radius



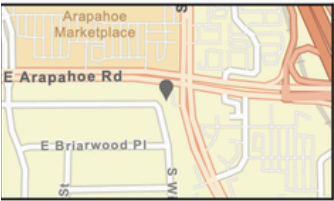
TRAFFIC COUNT

NORTHBOUND	88,000
SOUTHBOUND	88,000
EASTBOUND	25,000
WESTBOUND	197,000

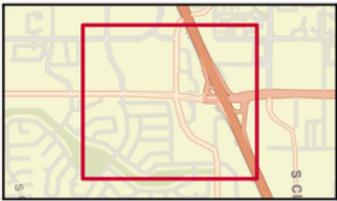


TENANT INFORMATION

MAJOR TENANT/S	Eye Care Consultants
LEASE TYPE	NNN



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2025 Kalibrate Technologies (Q1 2025).





LOWE'S

THE HOME DEPOT

spark  
by HILSON  
Chick-fil-A  
LAQUINTA COURTYARD  
BY HYNDHAM  
AT PARKWAY

Where Restaurants Shop

TARGET

HYATT PLACE

Advance Auto Parts  
7-ELEVEN  
Mobil  
McDonald's  
TACO BELL  
PAPA JOHN'S  
DQ  
Coke

REI  
OUTDOOR GEAR

SAFEWAY

ARAPAHOE MARKETPLACE  
SPROUTS FARMERS MARKET  
Office DEPOT  
ups  
CAVA  
MODERN EATERY  
The Tile Shop  
FIVE GUYS  
crumbl COOKIES  
Red Robin

EPICUREAN  
HOSPITALITY GROUP

FirstBank  
brakes plus  
Firestone

TWIN PEAKS  
Finn McCool's

PROPERTY

TORCHY'S TACOS

TOASTIQUE

BIG O TIRES

BENEDICT'S  
BREAKFAST • LUNCH • BURGERS

Champs

Starbucks

SHAKE SHACK

QT  
QuickTrip

TITLE  
TATTOO & DESIGN

SOUTH DENVER  
School of  
Nursing Arts

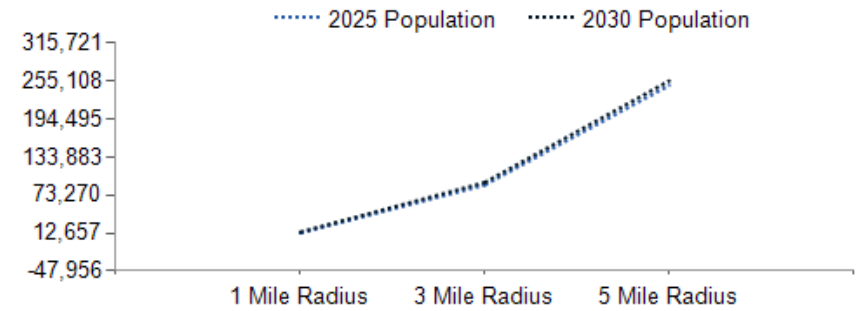
ARAPAHOE  
LIBRARIES



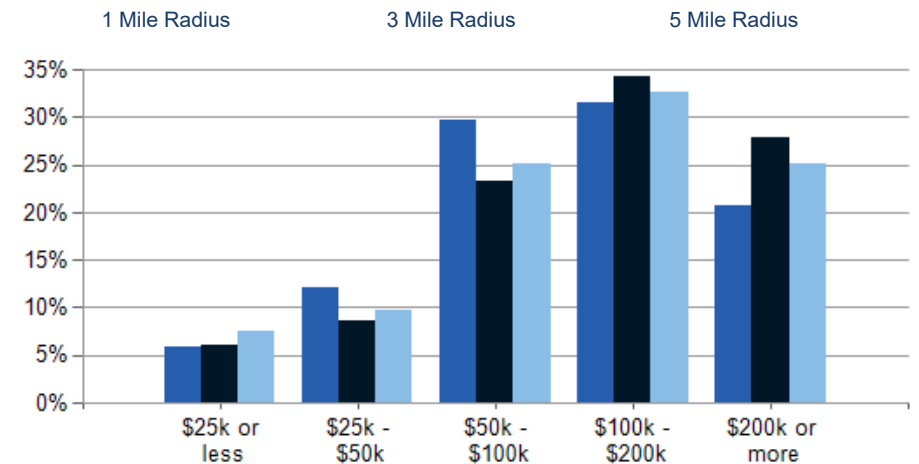


POPULATION				1 MILE	3 MILE	5 MILE
2000	Population	2010	Population	11,265	68,637	188,153
2025	Population	2030	Population	11,025	74,150	213,195
2025	African American	2025		12,657	89,360	248,030
American Indian	2025	Asian	2025	14,203	93,131	255,108
Hispanic	2025	Other Race	2025	461	2,457	11,274
White	2025	Multiracial	2025-2030:	70	414	1,430
Population: Growth Rate				1,760	8,893	22,215
				1,548	8,514	28,937
				489	2,351	8,824
				8,584	66,826	178,374
				1,281	8,326	25,579
				11.65%	4.15%	2.80%

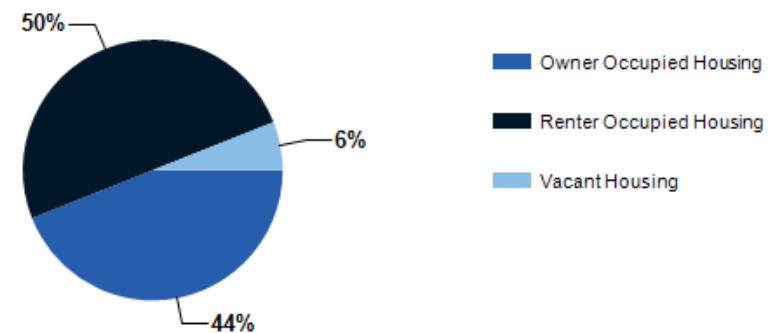
2025 HOUSEHOLD INCOME				1 MILE	3 MILE	5 MILE
less than \$15,000				233	1,472	4,618
\$15,000-\$24,999				95	857	3,257
\$25,000-\$34,999				222	1,149	3,628
\$35,000-\$49,999				449	2,125	6,403
\$50,000-\$74,999				923	4,476	14,211
\$75,000-\$99,999				732	4,462	12,025
\$100,000-\$149,999				990	7,452	19,870
\$150,000-\$199,999				769	5,721	14,117
\$200,000 or greater				1,150	10,735	26,254
Median HH Income				\$104,636	\$128,213	\$116,115
Average HH Income				\$149,295	\$175,702	\$163,512



## 2025 Household Income



## 2025 Own vs. Rent - 1 Mile Radius

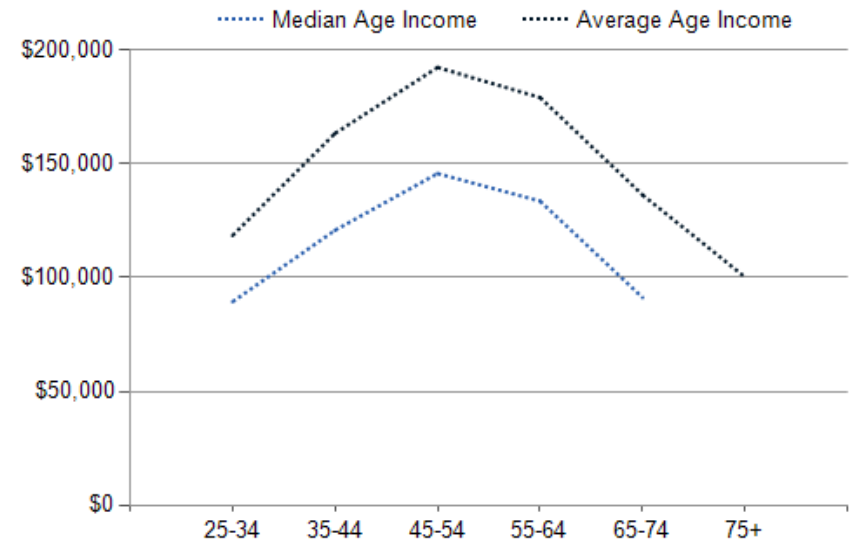
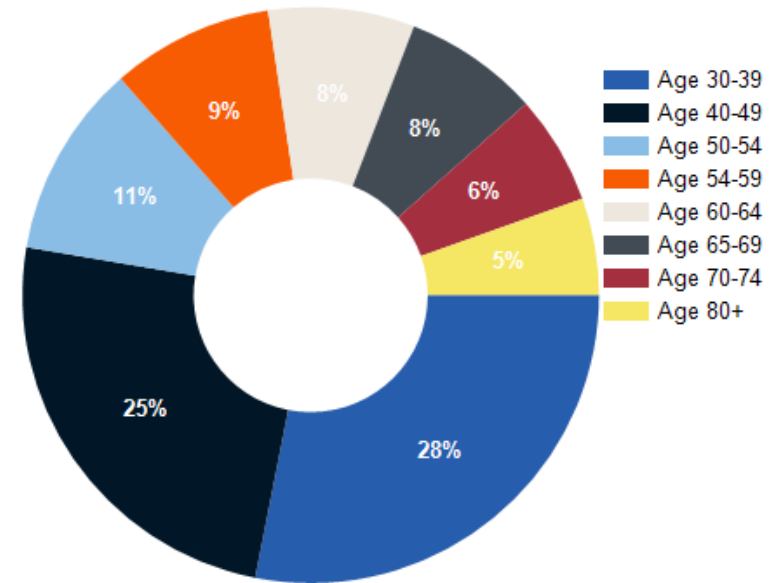


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,134	7,305	19,861
2025 Population Age 35-39	1,019	6,307	17,837
2025 Population Age 40-44	1,031	6,204	17,624
2025 Population Age 45-49	853	5,714	15,595
2025 Population Age 50-54	834	5,869	16,003
2025 Population Age 55-59	696	5,192	14,507
2025 Population Age 60-64	629	4,934	13,844
2025 Population Age 65-69	582	4,717	13,030
2025 Population Age 70-74	470	4,077	11,237
2025 Population Age 75-79	417	3,558	9,437
2025 Population Age 80-84	260	2,137	5,733
2025 Population Age 85+	252	1,876	5,081
2025 Population Age 18+	10,329	72,342	199,194
2025 Median Age 2030	39	40	40
Median Age	38	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,398	\$107,762	\$100,066
Average Household Income 25-34	\$118,545	\$139,583	\$131,322
Median Household Income 35-44	\$120,837	\$150,115	\$134,054
Average Household Income 35-44	\$163,465	\$190,490	\$176,442
Median Household Income 45-54	\$145,791	\$177,732	\$162,758
Average Household Income 45-54	\$192,446	\$229,114	\$209,844
Median Household Income 55-64	\$133,656	\$172,705	\$159,066
Average Household Income 55-64	\$179,216	\$221,588	\$204,031
Median Household Income 65-74	\$91,246	\$114,441	\$104,600
Average Household Income 65-74	\$136,405	\$168,970	\$154,289
Average Household Income 75+	\$100,278	\$113,570	\$107,729

Population By Age



# Arapahoe Retail

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