

ARAPAHOE RETAIL

8586 E Arapahoe Rd | Centennial, CO
FOR LEASE



ARAPAHOE SHOPPETTE

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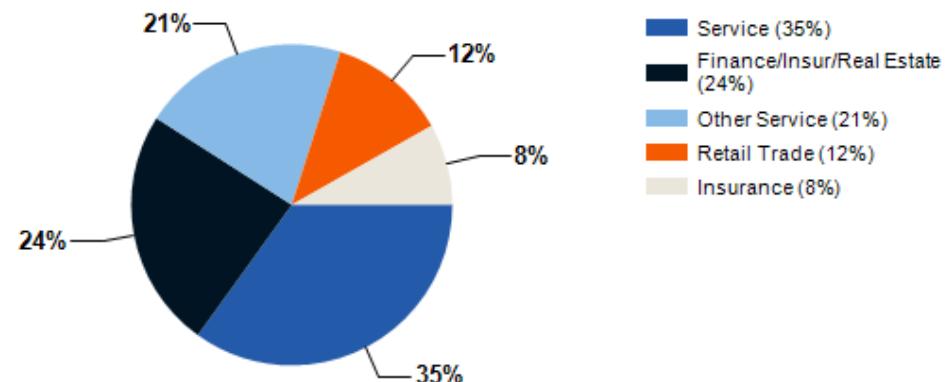
Location Summary

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.

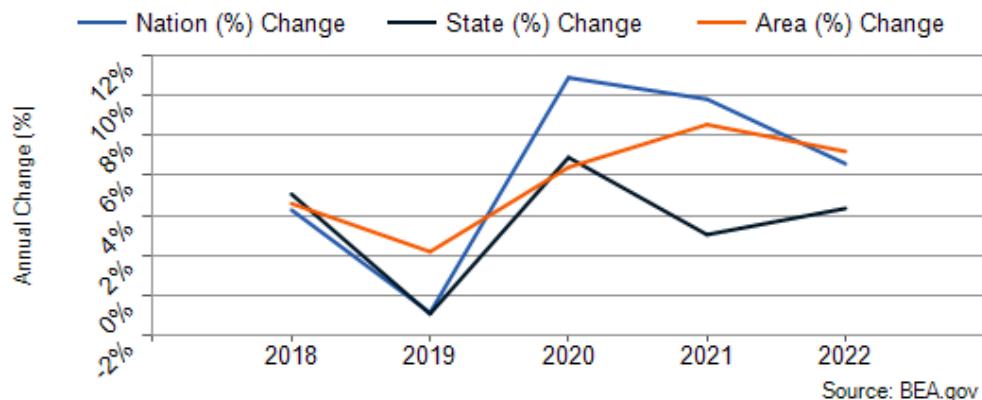
Key Highlights

- 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

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

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

1 Mile Radius



29,273
2025 Daytime
Pop: Workers



4,837
2025 Daytime
Pop: Residents



34,110
2025 Total
Daytime
Population



86,330
2025 Daytime
Pop: Workers

2 Mile Radius



20,325
2025 Daytime
Pop: Residents



106,655
2025 Total
Daytime
Population

3 Mile Radius



164,300
2025 Daytime
Pop: Workers



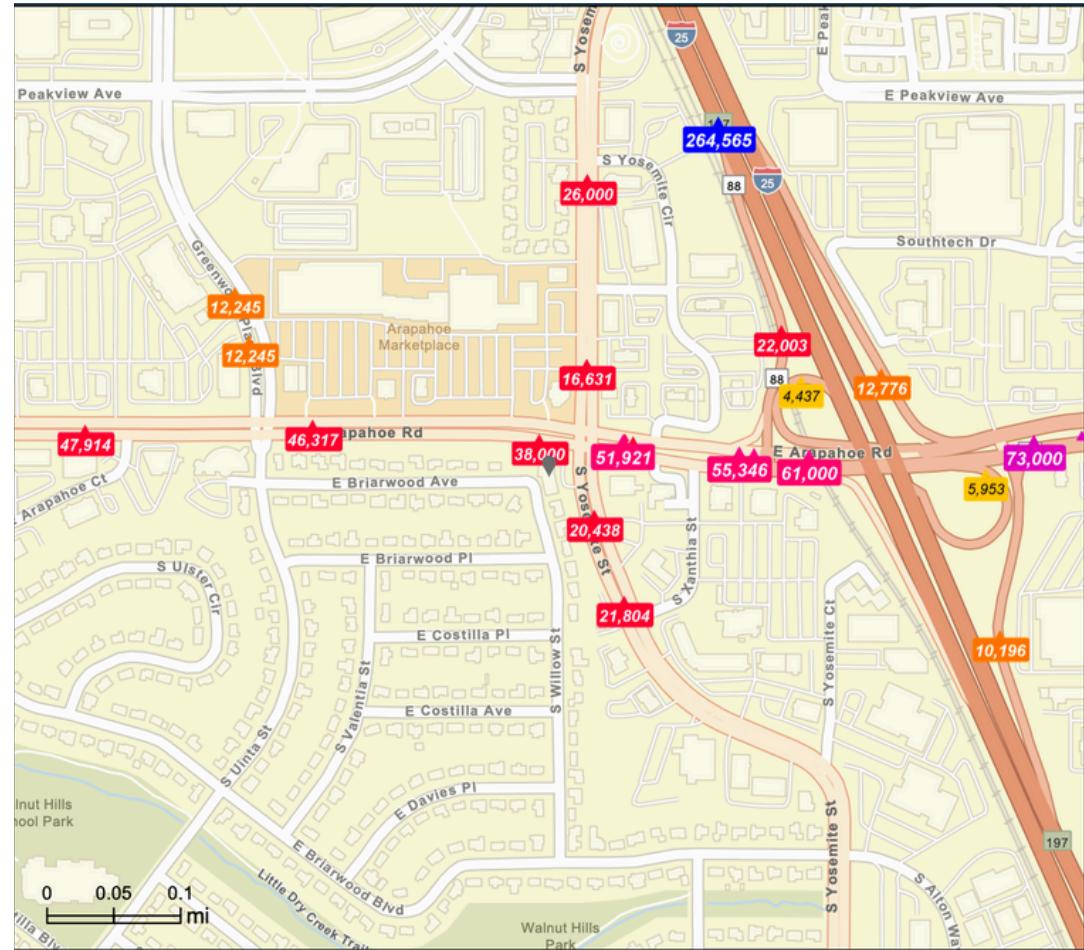
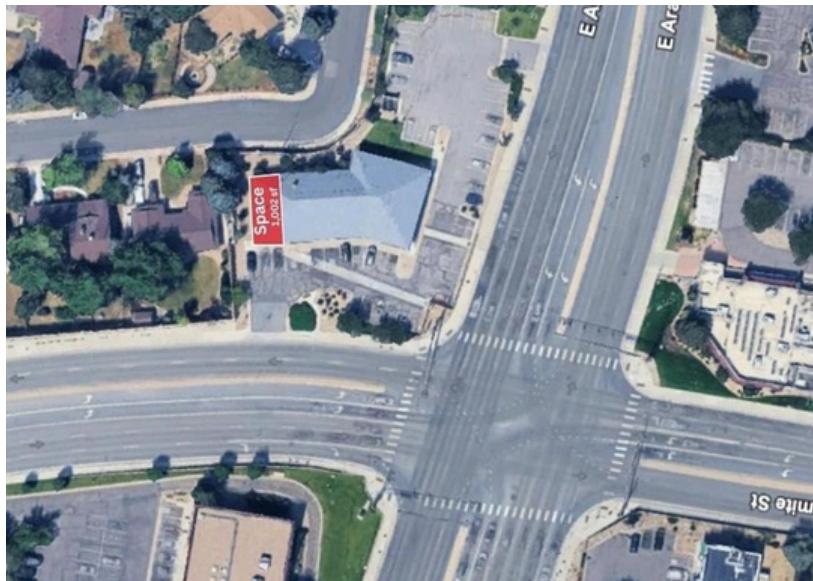
37,749
2025 Daytime
Pop: Residents



202,049
2025 Total
Daytime
Population

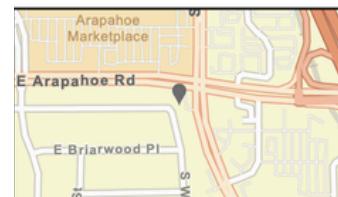
TRAFFIC COUNT

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



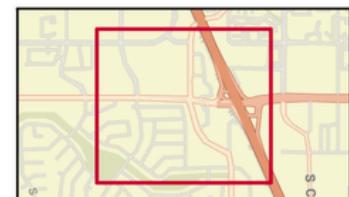
TENANT INFORMATION

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).





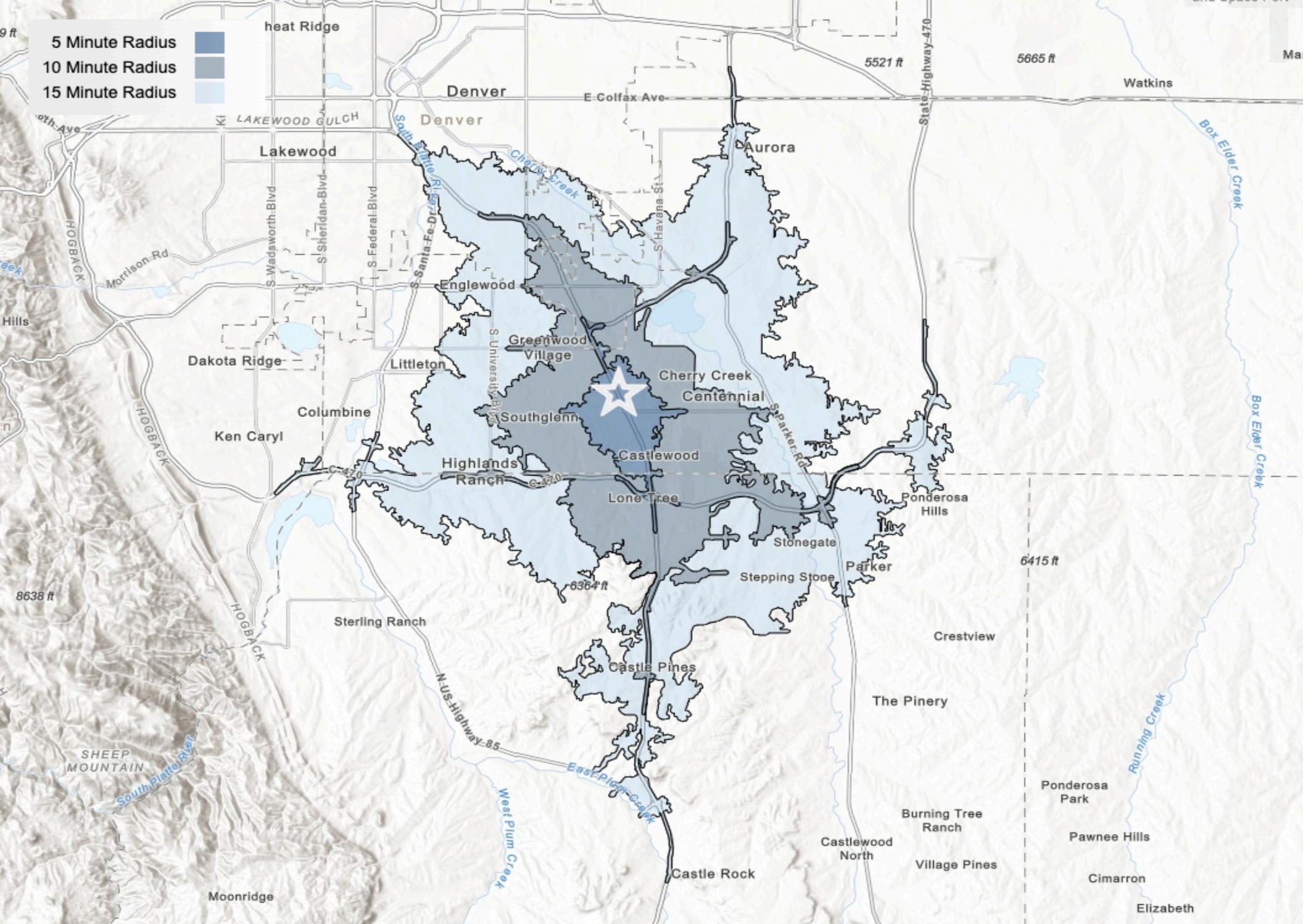


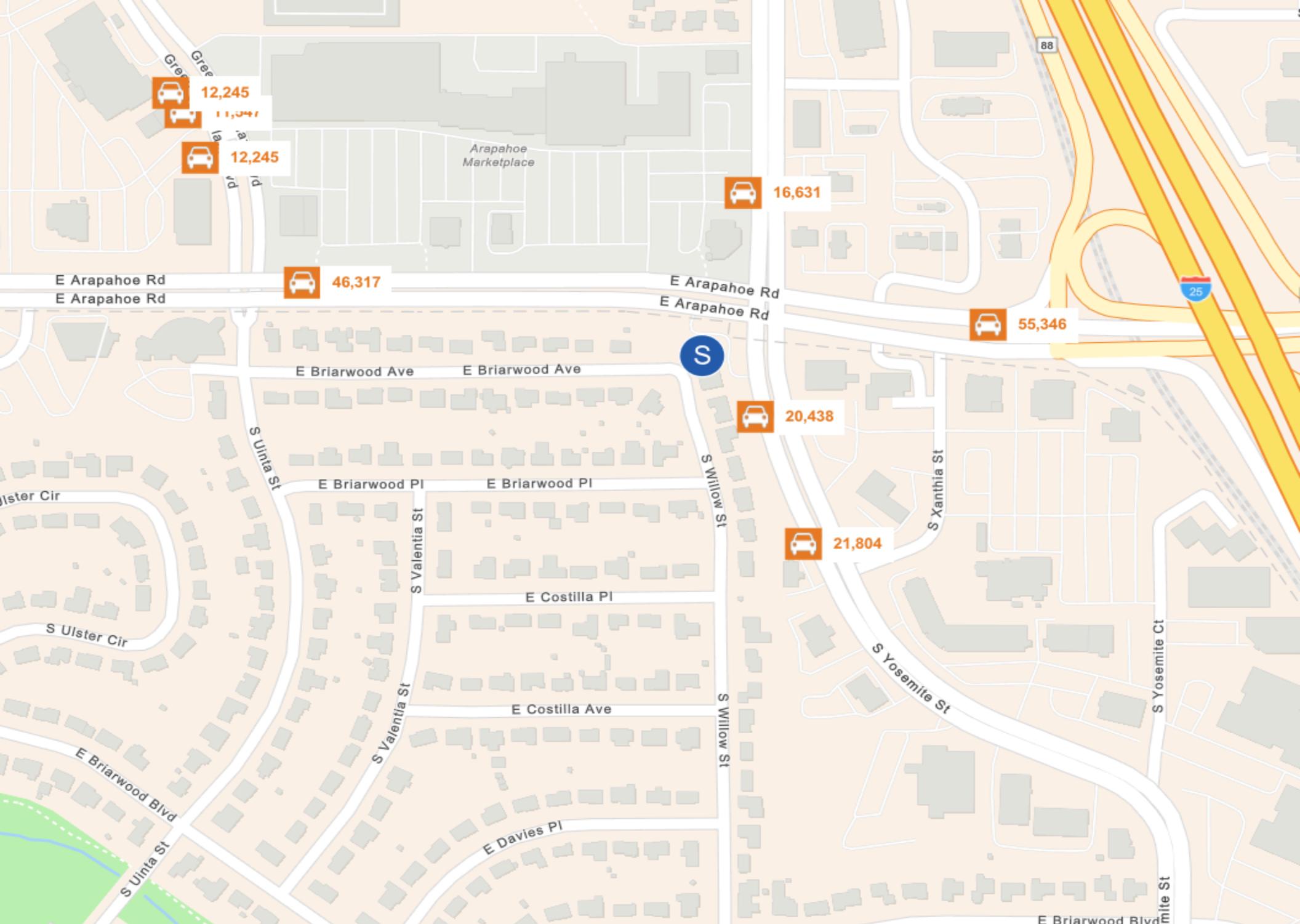
ARAPAHOE MARKETPLACE



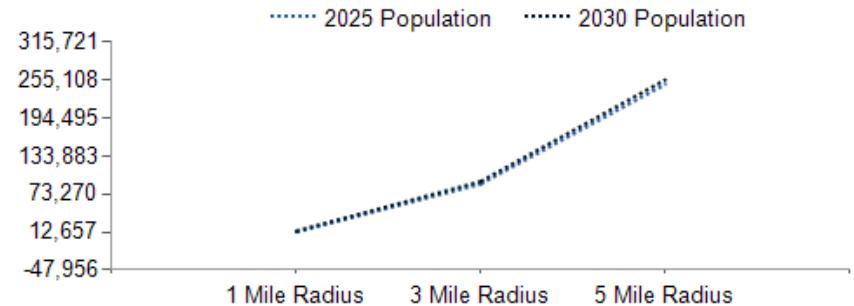
PROPERTY

SOUTH DENVER
School of
Nursing Arts

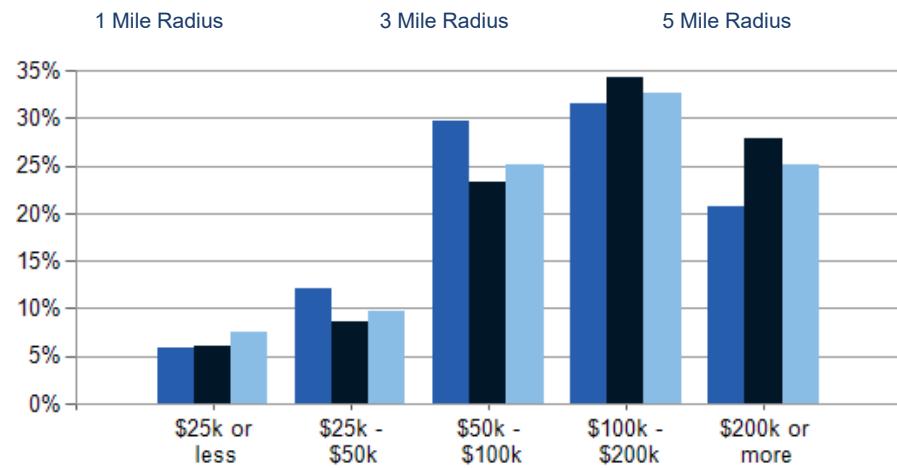




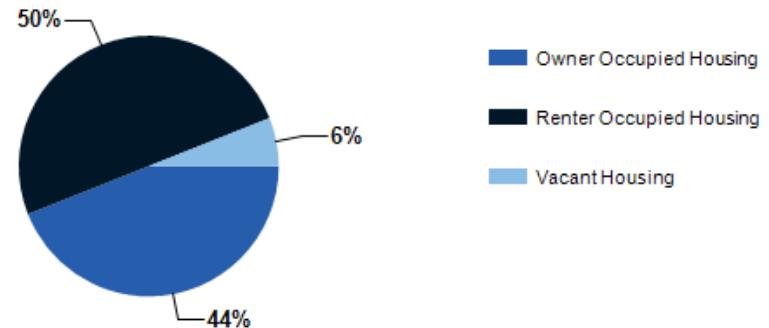
POPULATION		1 MILE	3 MILE	5 MILE		
2000 Population	2010 Population	11,265	68,637	188,153		
2025 Population	2030 Population	11,025	74,150	213,195		
2025 African American	2025	12,657	89,360	248,030		
American Indian	2025 Asian	2025	14,203	93,131	255,108	
Hispanic	2025 Other	Race	2025	461	2,457	11,274
White	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

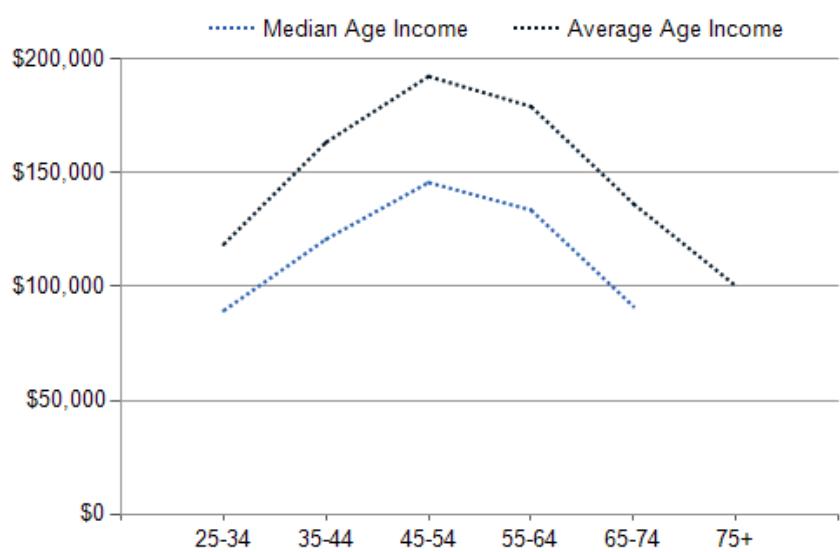
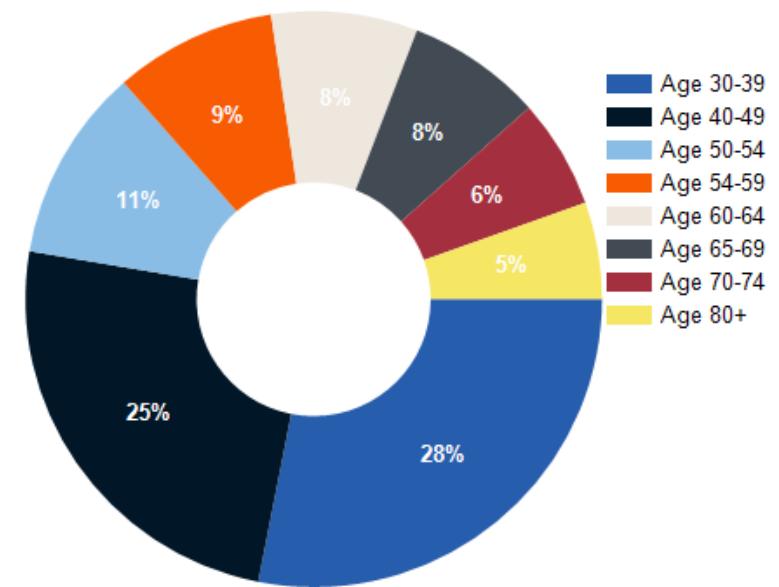


Source: esri

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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