

Retail Space on Parker Road

6262 S Parker Road | Centennial, CO 80016



AVAILABLE

1,242 SF - 4,248 SF

UNIT 300

3,006 SF - Former Dental
\$35.00/SF NNN
\$13,171/month

UNIT 500

1,242 SF - Former Barber
\$31.00/SF NNN
\$5,028/month

**Units can be combined
for 4,248 SF*

NNN

\$15.28/SF

ABOUT THE PROPERTY

- Former dental unit with nine exam rooms – full as-builts available.
- Former barber shop with high end finishes
- Only unit available in a historically 100% occupied center
- On-building signage on Parker Rd & monument signage on Parker Rd for maximum visibility
- Active center with strong traffic counts

TRAFFIC COUNTS

Parker Rd: n/o Arapahoe Rd
Parker Rd: s/o Orchard Rd
Year: 2022 | Source: DRCOG

77,079 VPD

70,122 VPD



CONTACT

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UNIT 300

3,006 SF

RENT

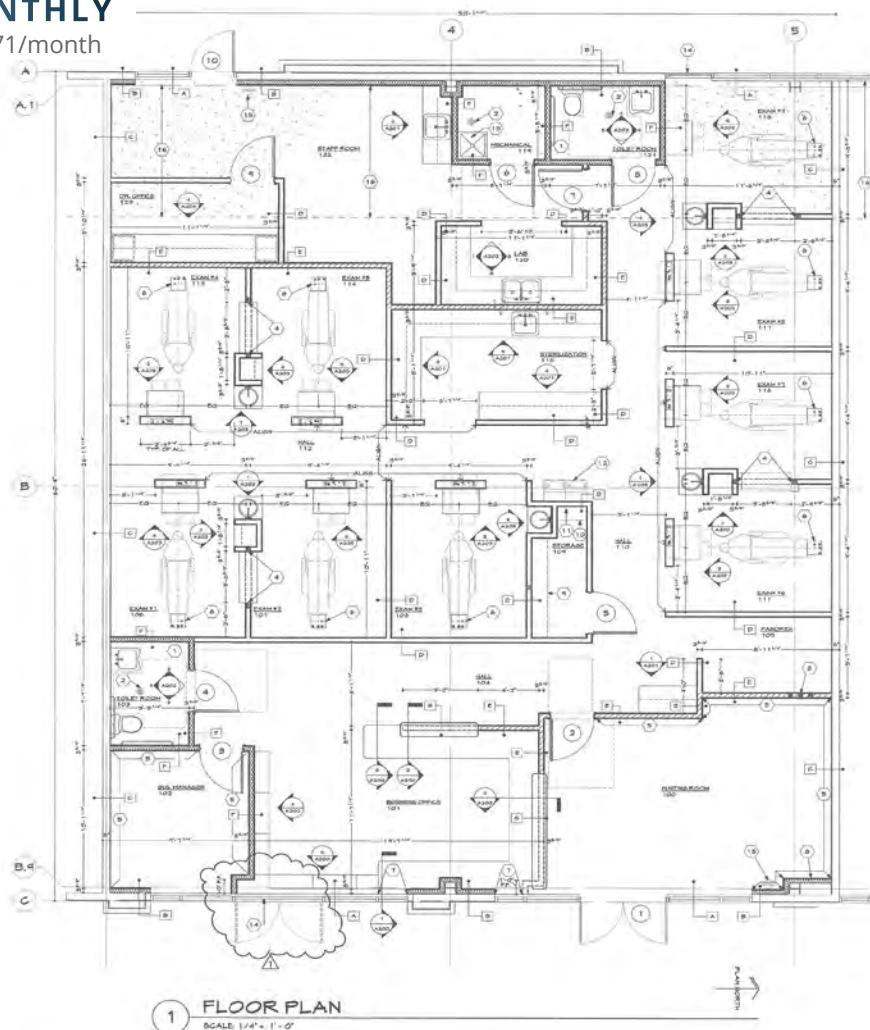
\$35.00/SF

NNN

\$15.28/SF

MONTHLY

\$13,171/month



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UNIT 500

1,242 SF

RENT

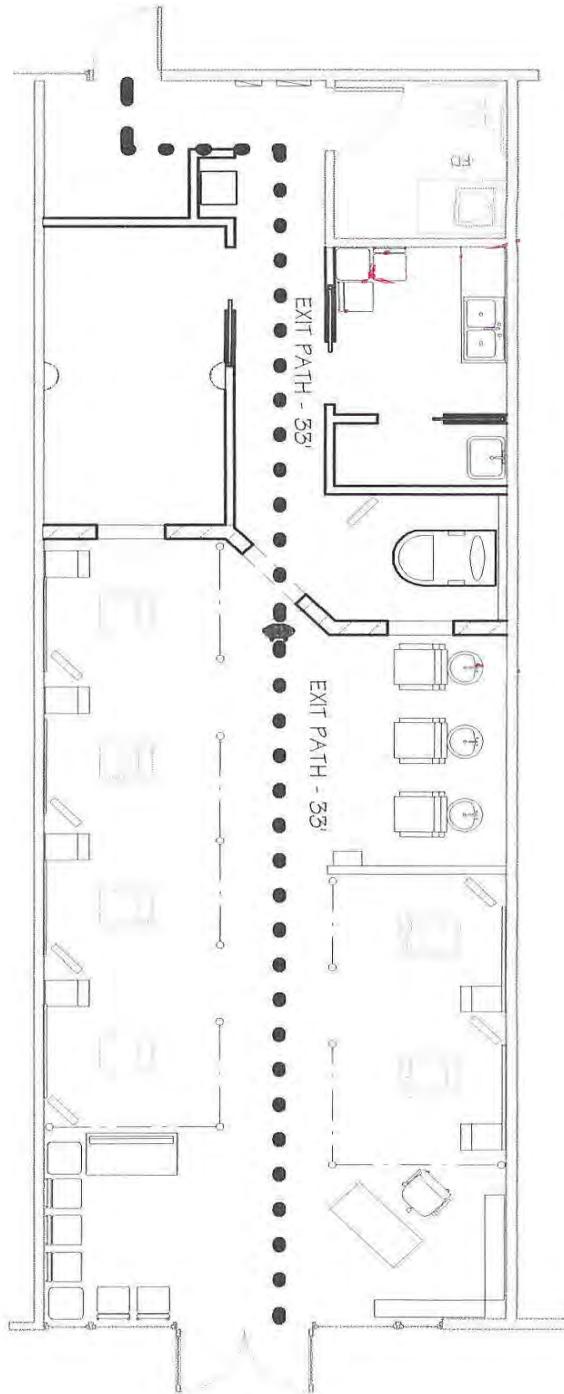
\$31.00/SF

NNN

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MONTHLY

\$5,028/month



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Trade Area Centennial, CO



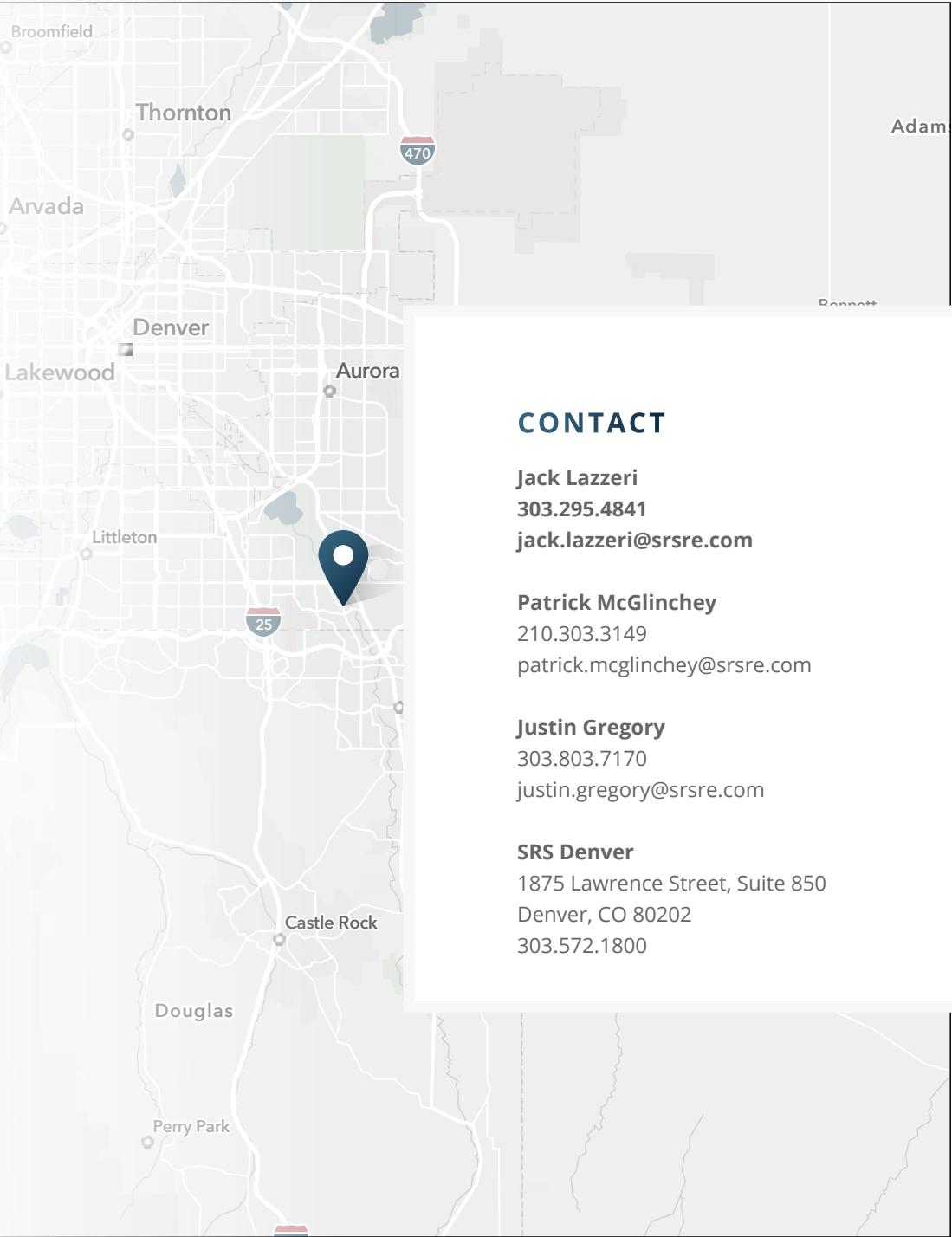
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DEMOGRAPHIC HIGHLIGHTS

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	7,362	85,052	264,767
2029 Projected Population	7,222	84,905	268,167
Projected Annual Growth 2024 to 2029	-0.38%	-0.03%	0.26%
Daytime Population			
2024 Daytime Population	8,673	80,471	308,290
Workers	5,257	43,523	192,596
Residents	3,416	36,948	115,694
Income			
2024 Est. Average Household Income	\$189,215	\$148,555	\$134,884
2024 Est. Median Household Income	\$151,136	\$109,382	\$100,563
Households & Growth			
2024 Estimated Households	2,547	30,957	100,298
2029 Projected Households	2,522	31,184	102,602
Projected Annual Growth 2023 to 2028	-0.20%	0.15%	0.46%
Race & Ethnicity			
2023 Est. White	62.3%	63.8%	62.5%
2023 Est. Black or African American	7.7%	8.1%	9.27%
2023 Est. Asian or Pacific Islander	14.9%	10.9%	10.1%
2023 Est. American Indian or Native Alaskan	0.5%	0.8%	0.8%
2023 Est. Hispanic	11.9%	14.4%	15.7%



➤ **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



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