

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

77,079 VPD

Parker Rd: s/o Orchard Rd

70,122 VPD

Year: 2022 | Source: DRCOG



CONTACT

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UNIT 300

3,006 SF

RENT

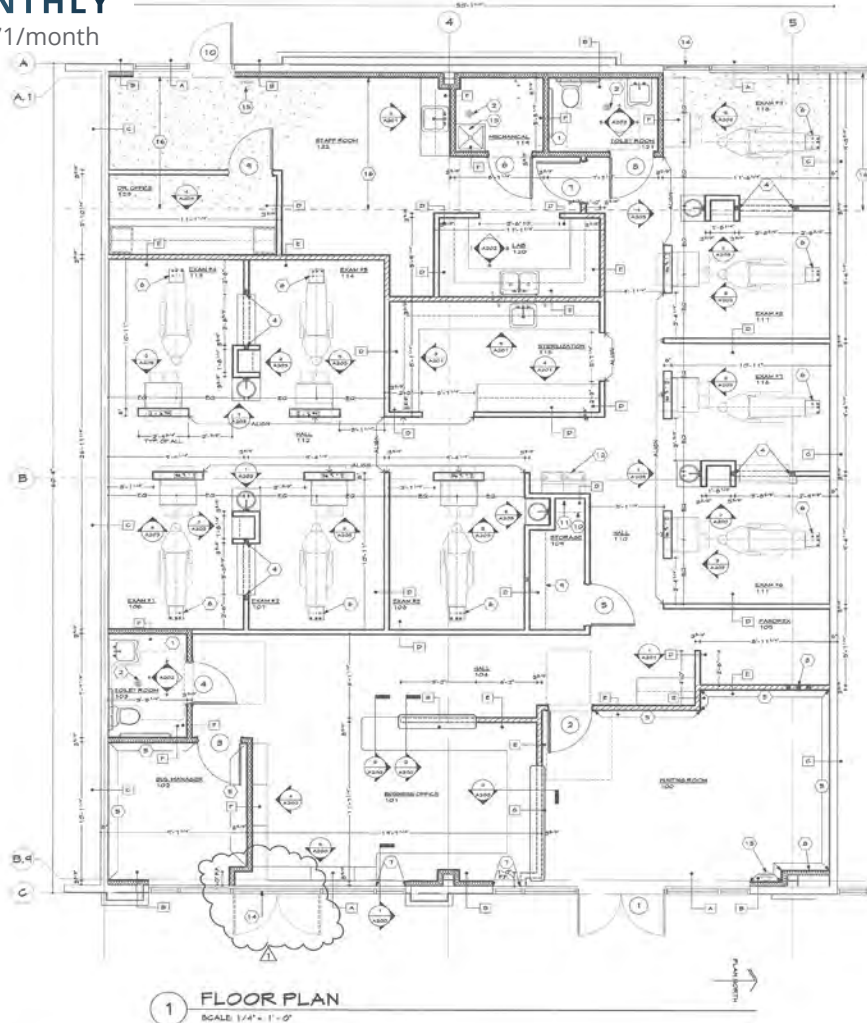
\$35.00/SF

NNN

\$15.28/SF

MONTHLY

\$13,171/month



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UNIT 500

1,242 SF

RENT

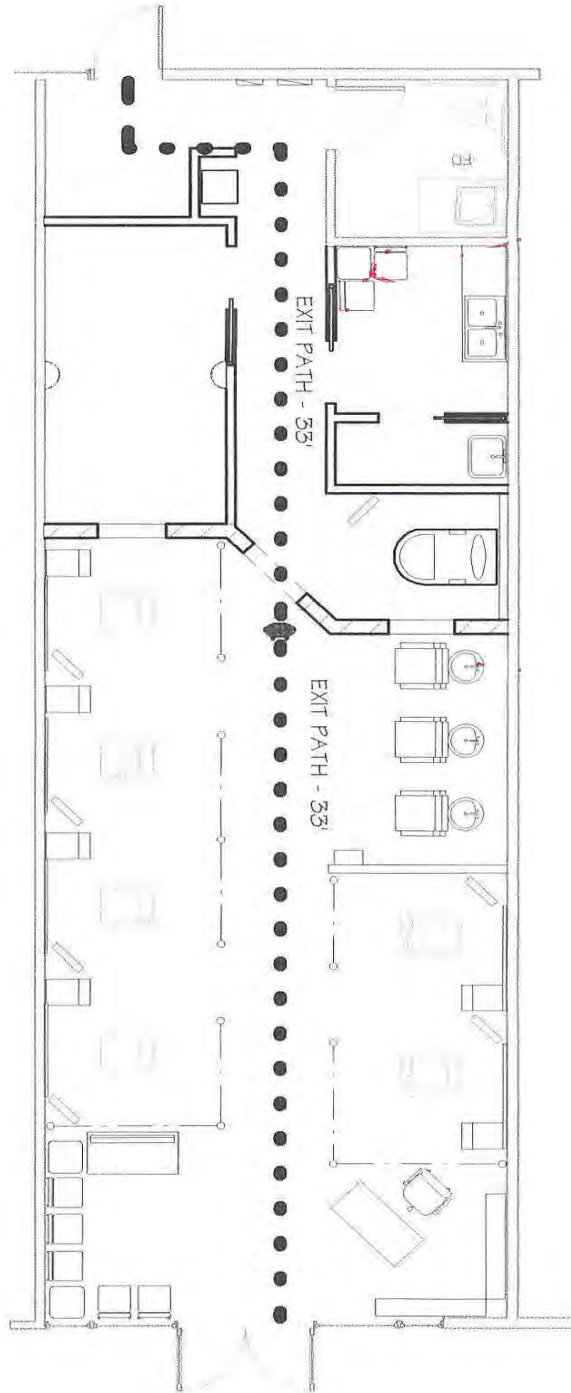
\$31.00/SF

NNN

\$15.28/SF

MONTHLY

\$5,028/month

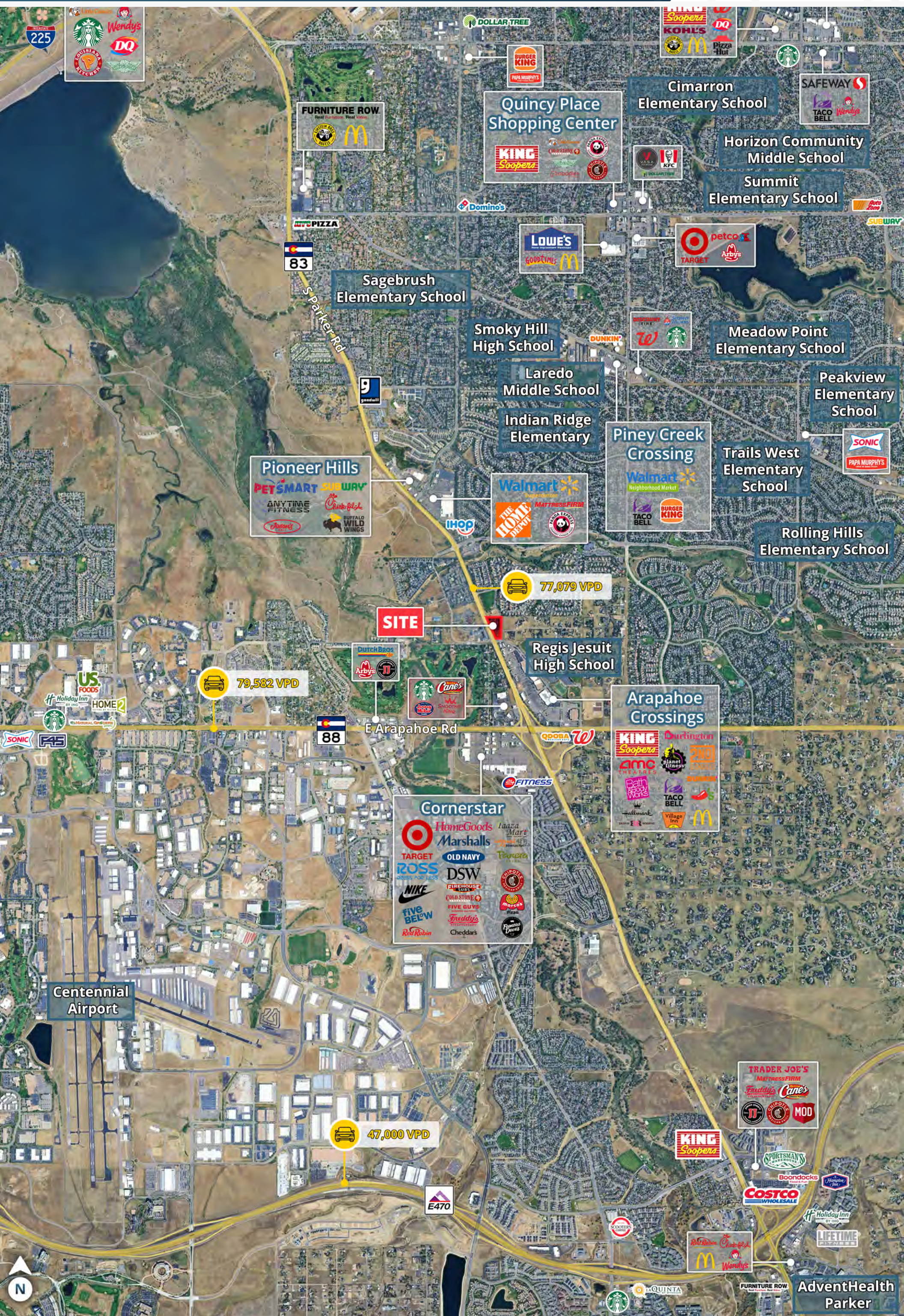


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Suite	Tenant	SF
6202-100	Jamba Juice	1,560
6202-200	Wipsha Beauty Salon	1,050
6202-300	Serenity Nails	1,335
6202-400	State Beauty Supply	1,330
6202-500	Spine & Sport PT	3,000
6232-100	F45	2,883
6232-200	C' Amore Italian Restaurant	2,086
6262-100	Kumon	1,200
6262-200	Farmers Insurance Agency	1,056
6262-300	AVAILABLE	3,006
6262-500	AVAILABLE	1,242
6262-600	It's All Peachy Frozen Yogurt	1,560



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DEMOGRAPHIC HIGHLIGHTS

Population

	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

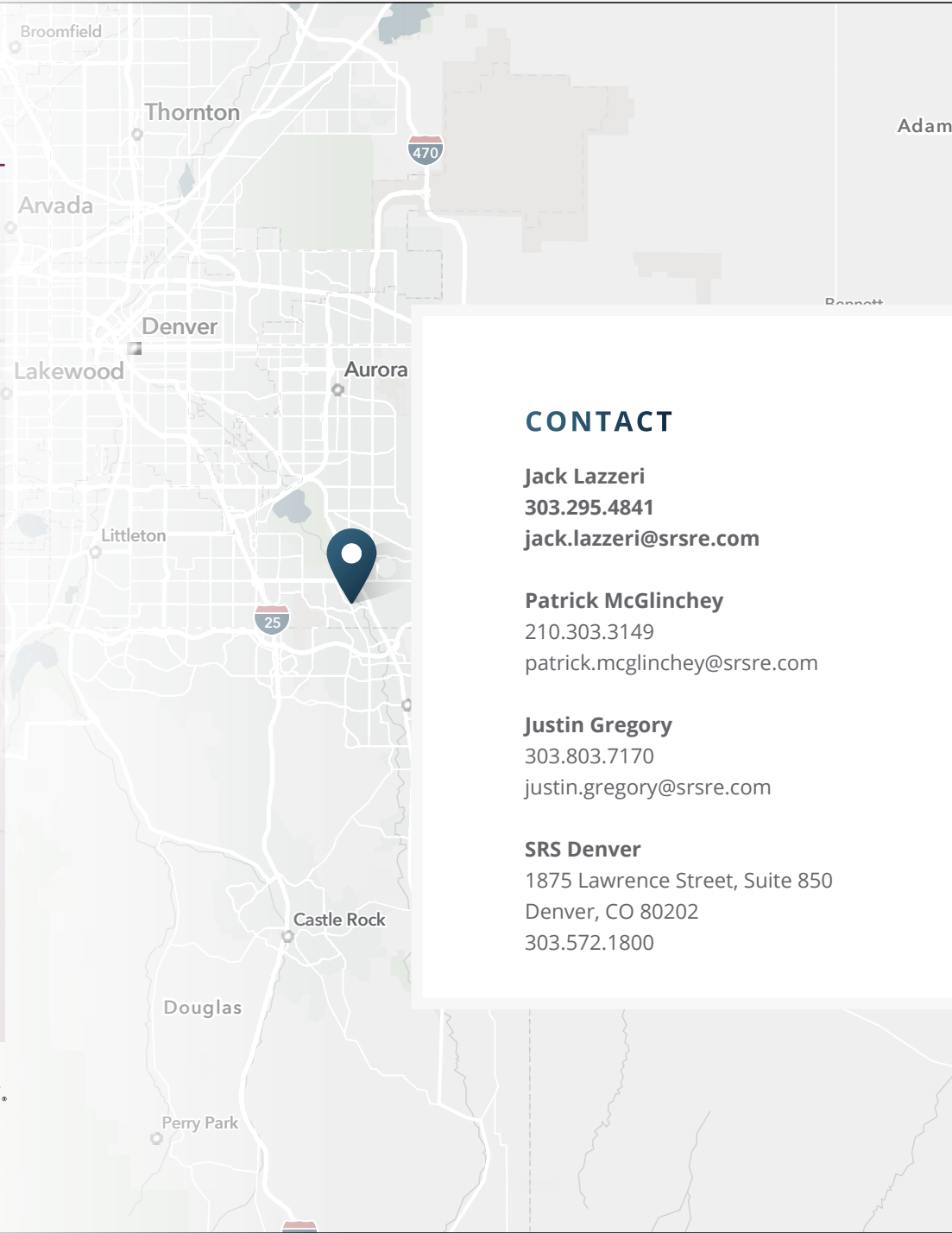
2024 Est. Average Household Income	\$189,215	\$148,555	\$134,884
2024 Est. Median Household Income	\$151,136	\$109,382	\$100,563

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%



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

