

The Shops at Centennial

12023-12073 E Arapahoe Rd, Englewood, CO 80112



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The Shops at Centennial

\$21.00 /SF/YR

Last unit in a high volume retail center
Big lunch business
Close to Centennial Airport
Low tenant turnover...

- Was previously an Einstein Bros Bagel Shop
- End Cap Unit
- Walk-in cooler and freezer
- Potential tenant improvement allowance available
- No hood or grease trap
- Patio



Rental Rate:	\$21.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Neighborhood Center
Stores:	11
Center Properties:	4
Frontage:	555' on Arapahoe Rd
Gross Leasable Area:	44,323 SF
Walk Score @:	45 (Car-Dependent)
Transit Score @:	32 (Some Transit)
Taxes:	\$11.25 USD/SF/MO
Operating Expenses:	\$10.93 USD/SF/MO
Rental Rate Mo:	\$1.75 /SF/MO

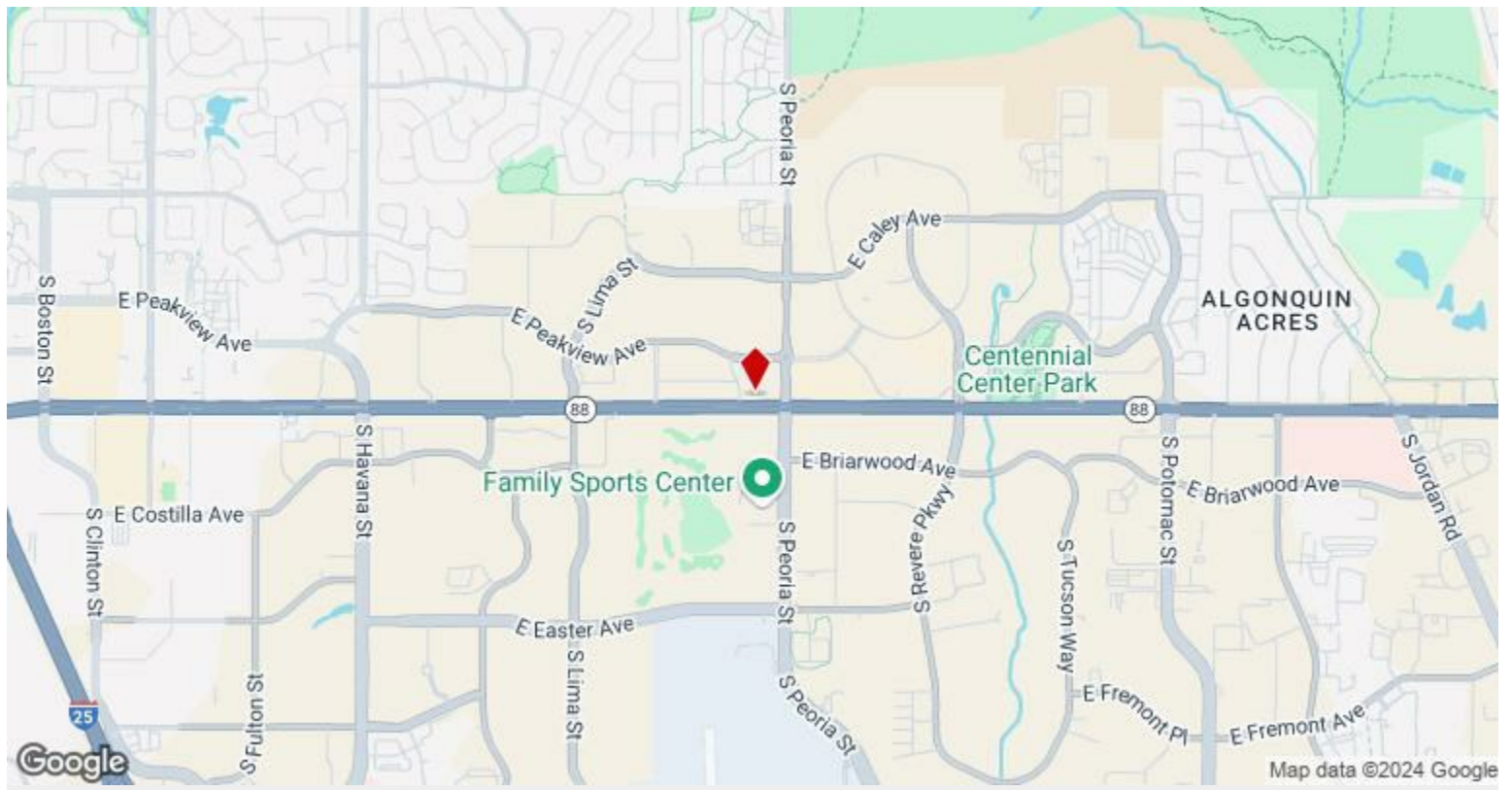
1st Floor

Space Available	2,333 SF
Rental Rate	\$21.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Restaurants And Cafes
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

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Major Tenant Information

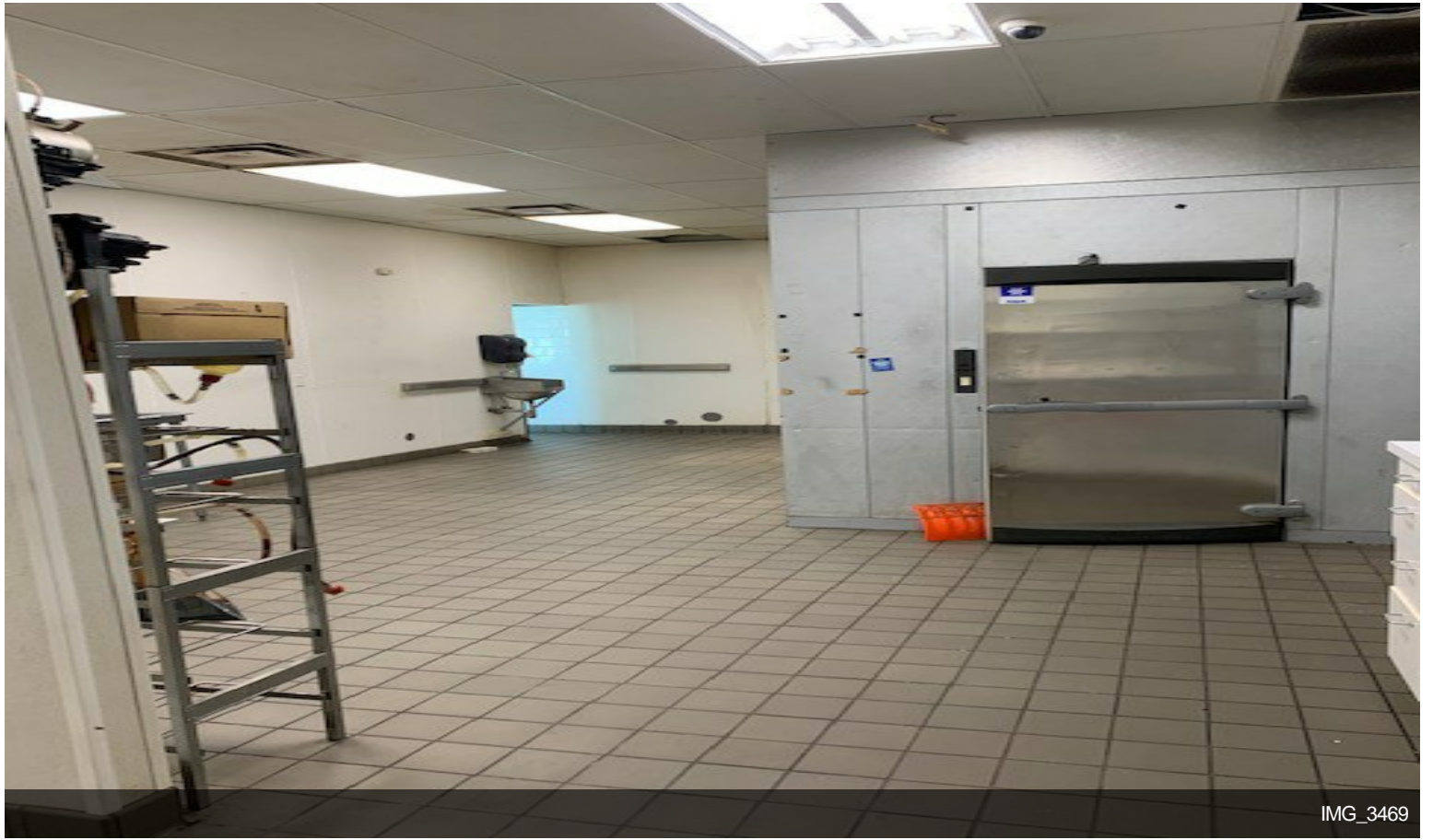
Tenant	SF Occupied	Lease Expired
Alpha Charlie's Tap & Tavern	-	
Aurora Vape and Glass	-	July 2026
Chipotle	-	
Dog Haus	-	November 2024
Inchin's Bamboo Garden	-	
PanAsian	-	
Noodles & Company	-	
Peak View Wine & Spirit	-	
Poke House	-	January 2026
Subway	-	
Sugar Nail	-	



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Property Photos



IMG_3469