

PREMIER PAD SITE AVAILABLE FOR LEASE \$2.50/SF/YR

Northeast corner of Arapahoe and Lima
Centennial (Denver), Colorado



2.70 Acres

Located on one of the busiest intersections in Denver
Arapahoe Road & Lima
64,000 VPD

Located just blocks from a Walmart Supercenter and Top Golf

Located Adjacent to Centennial Airport

For Additional Information

Chloe Dikeou

303.408.9998

100,000 SF PAD SITE AVAILABLE

**NORTHEAST CORNER OF ARAPAHOE AND LIMA
CENTENNIAL (DENVER), COLORADO**

For Lease \$2.50/SF/YR

Location

- Northeast corner of Arapahoe and Lima
- Retention already provided
- Site filled and brought up to grade
- Nestled between Hotel & Apartments, Office, Shopping Center, and Restaurants

Visibility

- Traffic light at Arapahoe and Lima provides superior visibility to all other sites
- 435 feet of unobstructed visibility on Arapahoe Road
- Over 70,000 vehicles per day

Access

- Traffic light at Arapahoe Road and Lima provides excellent access
- Cross access agreement with the Waterwalk Hotel/Apartments to the north provides excellent internal access

BEST REMAINING SITE ON ARAPAHOE ROAD

For Additional Information Please Contact

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EXISTING OFFICE

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EXISTING VACANT SITE

E. PEAKVIEW AVE.

S. LIMA STREET

E. ARAPAHOE ROAD

NEW APARTMENT HOTEL DEVELOPMENT

PAD SITES AVAILABLE

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