

Retail Space for Sublease

10639 E BRIARWOOD AVENUE, CENTENNIAL, CO 80112

REDUCED LEASE RATE!



Overview

Hoff and Leigh is proud to present this 3,000 SF retail space for sublease on Arapahoe Road and Havana. This previous event venue has been recently renovated with a wide-open layout, complete with a private restroom and new LVP floors. Location provides excellent signage and strong demographics. The space is available now and sublease ends December 2026.

3,000 SF: \$14/SF/YR + \$11.00/SF/YR NNN = \$6,250/Month

Property Listing: www.hoffleigh.com/listing/10639-e-briarwood-avenue/

For more info, text/call Lisa Langiewicz at (970) 903-4198 or Brandon Langiewicz (715) 512-0265.

Building:	Size:	Price:
A	3,000 SF	\$14.00 SF/YR (+ \$11.00/SF/YR NNN)

Highlights

- Ample Parking
- Newly Renovated
- Previous Event Venue
- Sublease Ending 12/31/2026

Property Details

<p>Lease Rate \$19.00 SF/YR \$14.00 SF/YR (+ \$11.00/SF/YR NNN)</p>	<p>Building Size 6,417 SF</p>
<p>Space Available 3,000 SF</p>	<p>Zoning CG</p>

Rev: August 12, 2024



Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Brandon Langiewicz, SIOR

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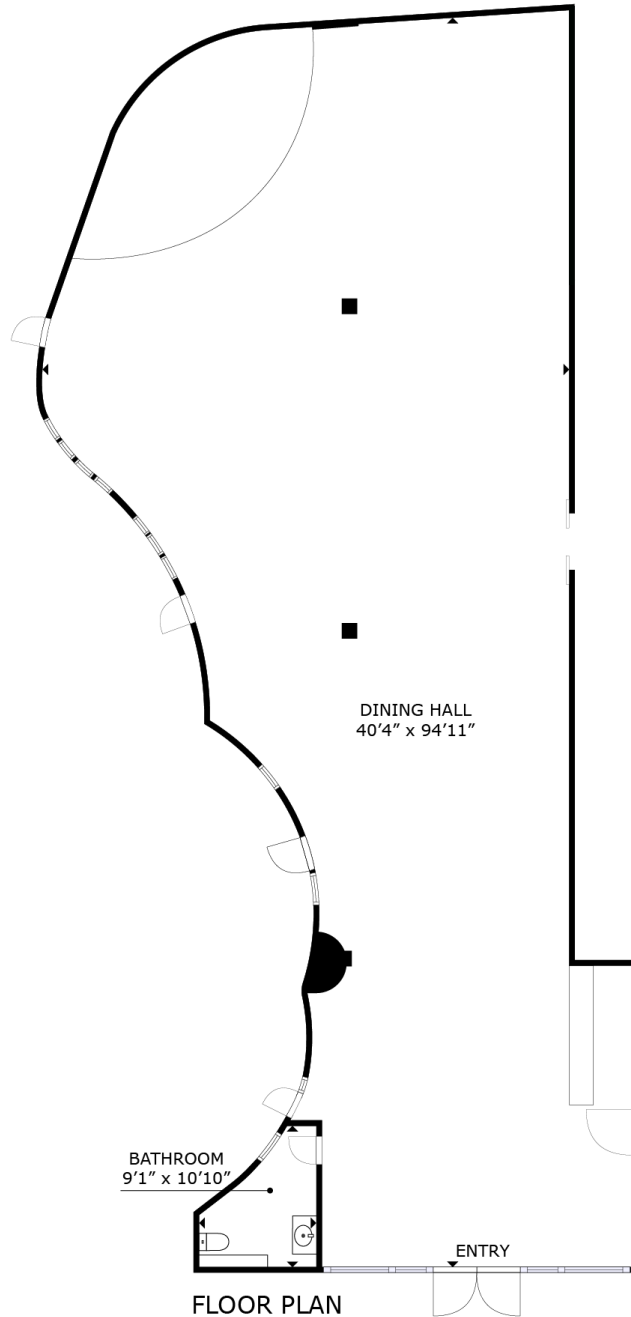
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GROSS INTERNAL AREA
FLOOR PLAN: 3,542 sq. ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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10639 E Briarwood Ave, Englewood, Colorado, 80112

DEMOGRAPHICS



62,834
Population



39.7
Median Age



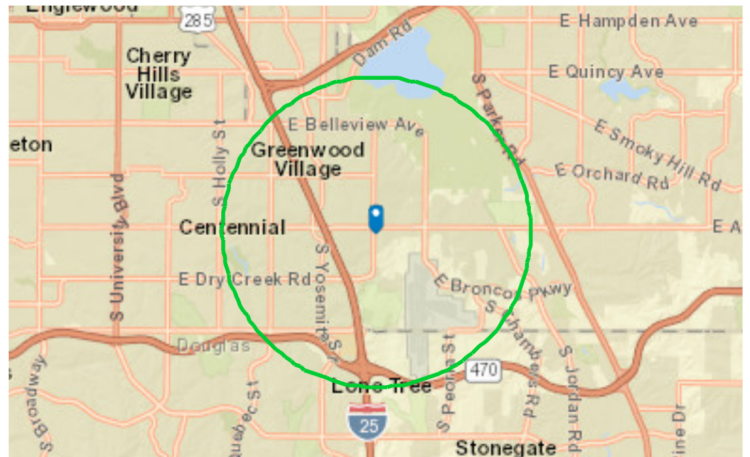
2.4
Average Household Size



\$117,690
Median Household Income

TRAFFIC COUNT

Cross street	VPD	Distance
E Briarwood Ave	18,239	0.1
E Briarwood Cir	25,327	0.1
E Briarwood Cir	21,834	0.1
E Briarwood Cir	25,513	0.1
S Havana St	60,504	0.1



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