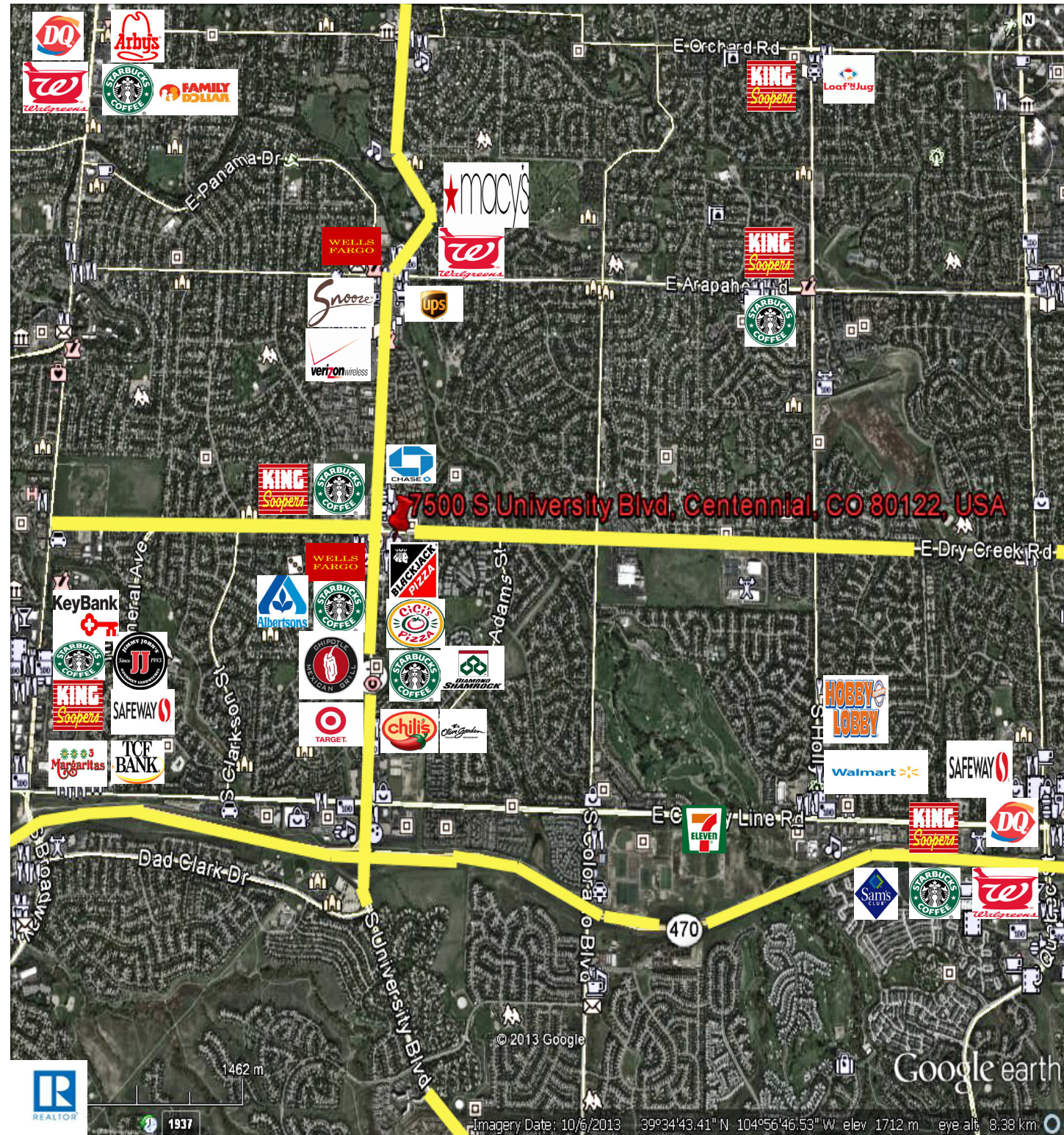


J&B BUILDING COMPANY
8933 E Union Ave #216, Greenwood Village, CO 80111
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DRY CREEK CENTER

7500 S University Blvd, Centennial, CO 80122

FOR LEASE: Retail

LEASE RATE \$22.00 /SF NNN
AVAILABLE: 1,320 SF

DRY CREEK CENTER



PROPERTY FEATURES AND CONTACT INFORMATION

- Great Central Location
- Available SF: 1,320 SF
- Est. NNN's (2025): \$9.86 /SF
- Ample Parking
- Join Dollar Tree, Jimmy Johns, Blackjack Pizza and many others at this busy retail center!

Ken Burkhardt
303.741.6343 ext. 109
Ken@JandBBuilding.com

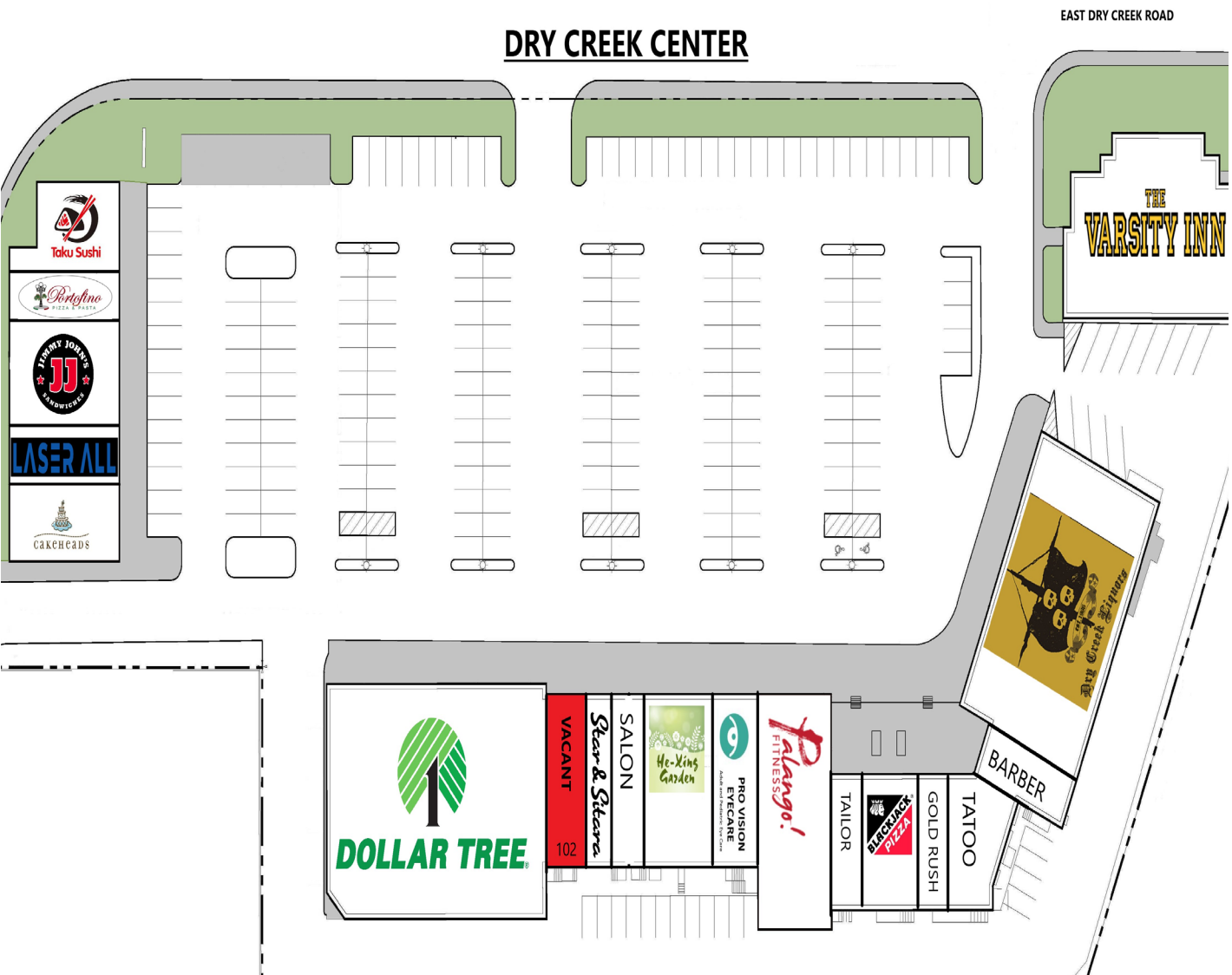


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FOR MORE INFORMATION
CONTACT
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DRY CREEK CENTER SITE PLAN



PRICING

Unit 102 1,320 SF \$22.00 /SF NNN Total per Month \$3,505.00.00 (incl. NNN expenses): \$XXX



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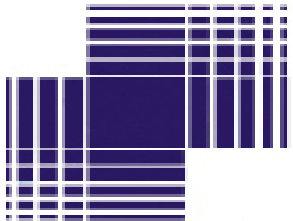
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION	15,787	107,749	281,161
HOUSEHOLDS	6,487	42,625	112,483
INCOME	\$114,265	\$125,540	\$128,375
BUSINESSES	515	4,075	14,464
EMPLOYEES	5,442	41,727	190,323
TRAFFIC COUNT	33,000 VPD S University Blvd and E Dry Creek Rd		



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- GIFT STORES
- HOME FURNISHING STORES
- JEWELRY STORES
- LAWN & GARDEN EQUIPMENT
- LIMITED SERVICE EATING PLACES
- LEATHER GOODS STORES
- LUGGAGE STORES
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- OFFICE SUPPLIES
- SHOE STORES
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