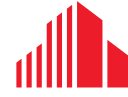


FOR SALE

# DRY CREEK & COLORADO

4059 E DRY CREEK BLVD., CENTENNIAL, CO 80122



CUSHMAN & WAKEFIELD



## COMMERCIAL PAD SITE FOR SALE

### PROPERTY FEATURES

<b>Site Size</b>	0.89 Acres (38,768 SF)
<b>Pricing</b>	<del>\$850,000</del> <b>\$825,000</b>
<b>General Purpose Zone</b>	Community Event and Conference Center Daycare Center Veterinary Clinic Auto Service Station Office

### PROPERTY HIGHLIGHTS

- Located at the NEC of Colorado Boulevard and Dry Creek Road
- Prime Corner Lot

[Link to Zoning \(General Commercial\)](#)

FOR SALE

# DRY CREEK & COLORADO

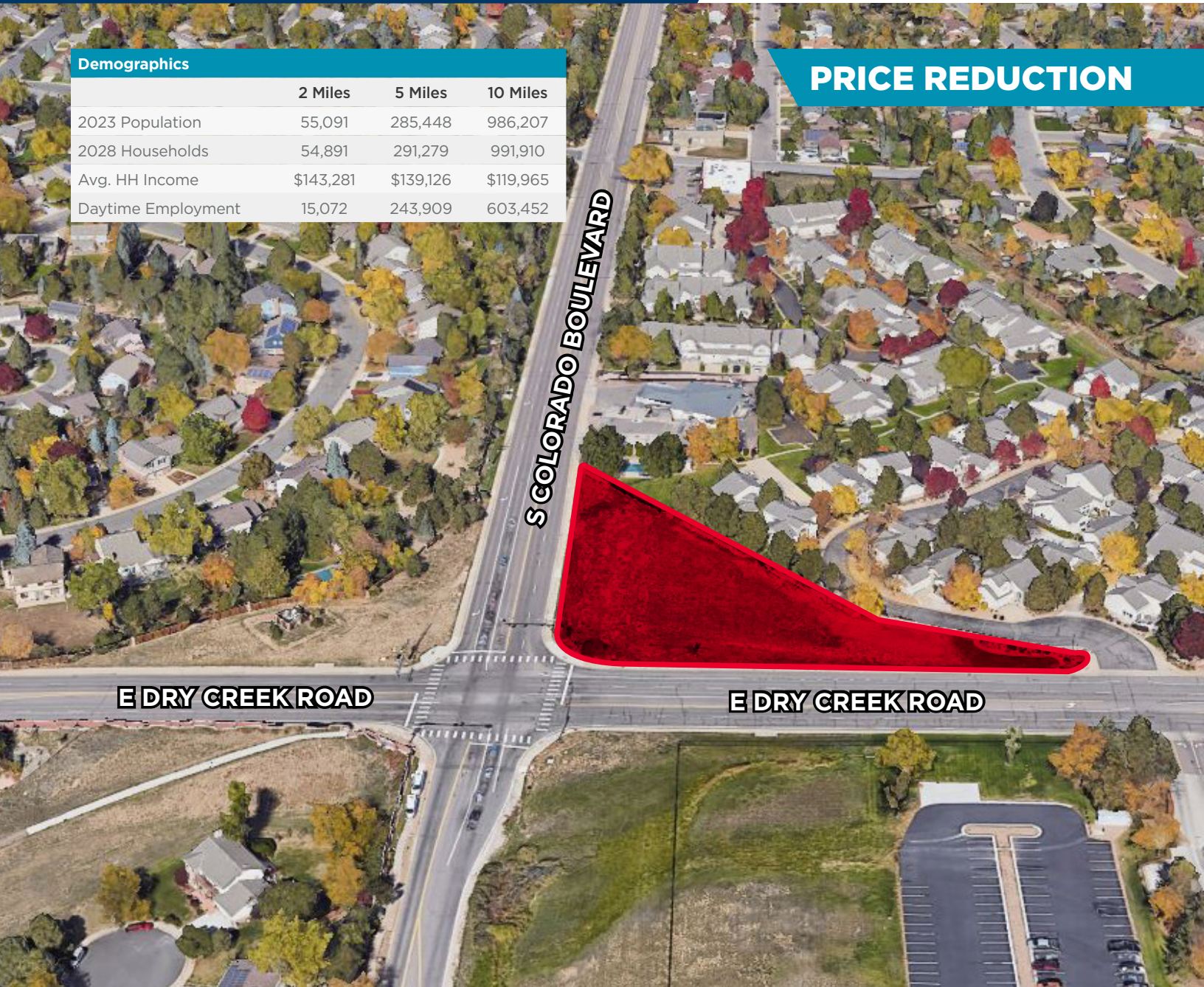
4059 E DRY CREEK BLVD., CENTENNIAL, CO 80122



**PRICE REDUCTION**

### Demographics

	2 Miles	5 Miles	10 Miles
2023 Population	55,091	285,448	986,207
2028 Households	54,891	291,279	991,910
Avg. HH Income	\$143,281	\$139,126	\$119,965
Daytime Employment	15,072	243,909	603,452



**S COLORADO BOULEVARD**

**E DRY CREEK ROAD**

**E DRY CREEK ROAD**

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