

FOR LEASE

SOUTHGATE

6886 S YOSEMITE ST, CENTENNIAL, CO

RETAIL | 770 - 2,124 SQUARE FEET



PROPERTY HIGHLIGHTS

- Located in a High Income Area within a Growing Center
- Primary Retail Corridor
- Competitive lease Rate
- Ample Parking

TENANTS IN THE AREA:



TRAFFIC COUNTS: 61,000 VPD - E Arapahoe Rd
21,804 VPD - S Yosemite St

DEMOGRAPHICS (2024)

	1 MILE	3 MILE	5 MILE
Est. Population	11,625	86,153	241,628
Avg. HH Income	\$145,123	\$185,113	\$166,267
Daytime Population	32,467	183,196	255,770

AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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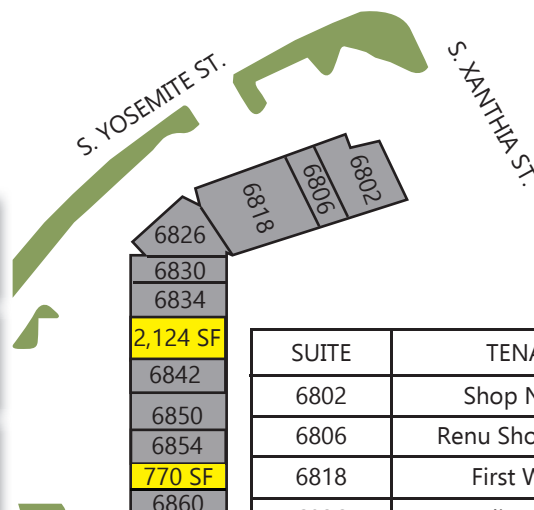
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SUITE	TENANT
6802	Shop N Save
6806	Renu Shoe Repair
6818	First Watch
6826	Paradise Cleaners
6830	Freddy's Cuisine
6834	Dentist
6842	KPOP Zone
6850	Canvas Credit Union
6854	Bahn Mi & U
6860	Miracle Ear
6862	Soho Nails
6866	Spray Tan Beauty
6870	Mint Massage
6878	Hong Kong Station
6882	Godavari Denver



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