

RETAIL SPACE ON PARKER ROAD

6262 S. Parker Road, Centennial, CO 80016

FULLY BUILT OUT BARBERSHOP & DENTIST OFFICE



UNIT 500
1,242 SF

UNIT 300
3,006 SF

FOR LEASE

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PROPERTY HIGHLIGHTS

ABOUT THE PROPERTY

- Former dental unit with nine exam rooms - full as-builts available
- Former barber shop with high end finishes
- On-building signage on Parker Rd & monument signage on Parker Rd for maximum visibility
- Active center with strong traffic counts

AVAILABLE

1,242 SF - 4,248 SF

UNIT 300

3,006 SF - Former Dental
\$35.00/SF NNN
\$13,171/month

UNIT 500

1,242 SF - Former Barber
\$31.00/SF NNN
\$5,028/month

**Units can be combined for 4,248 SF*

NNN

\$15.28/SF

TRAFFIC COUNTS

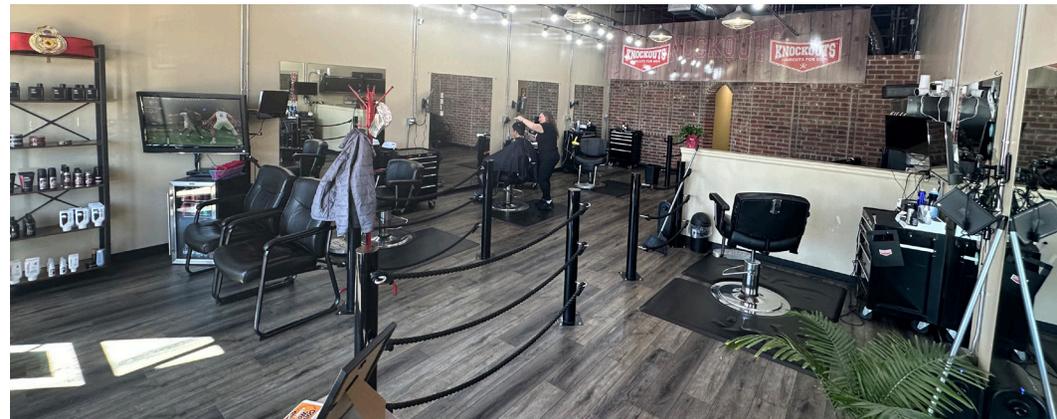
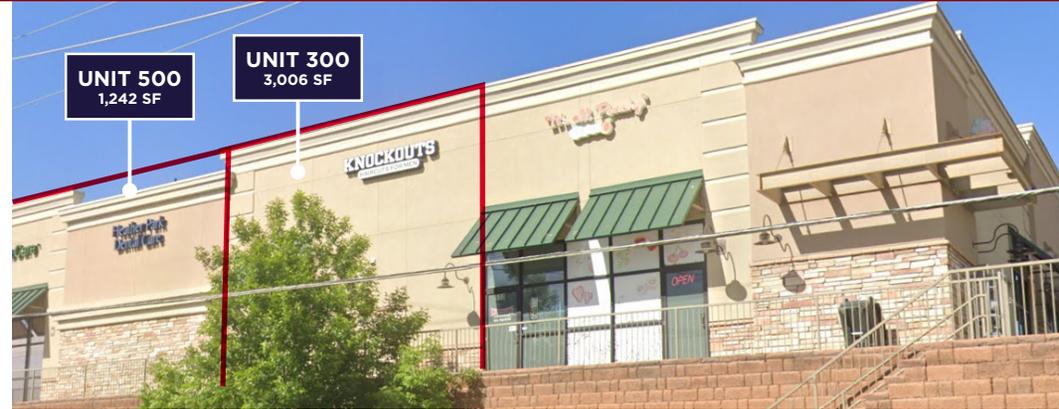
Year: 2022 | Source: DRCOG

Parker Road: n/o Arapahoe Road

77,079 VPD

Parker Road: s/o Orchard Road

70,122 VPD

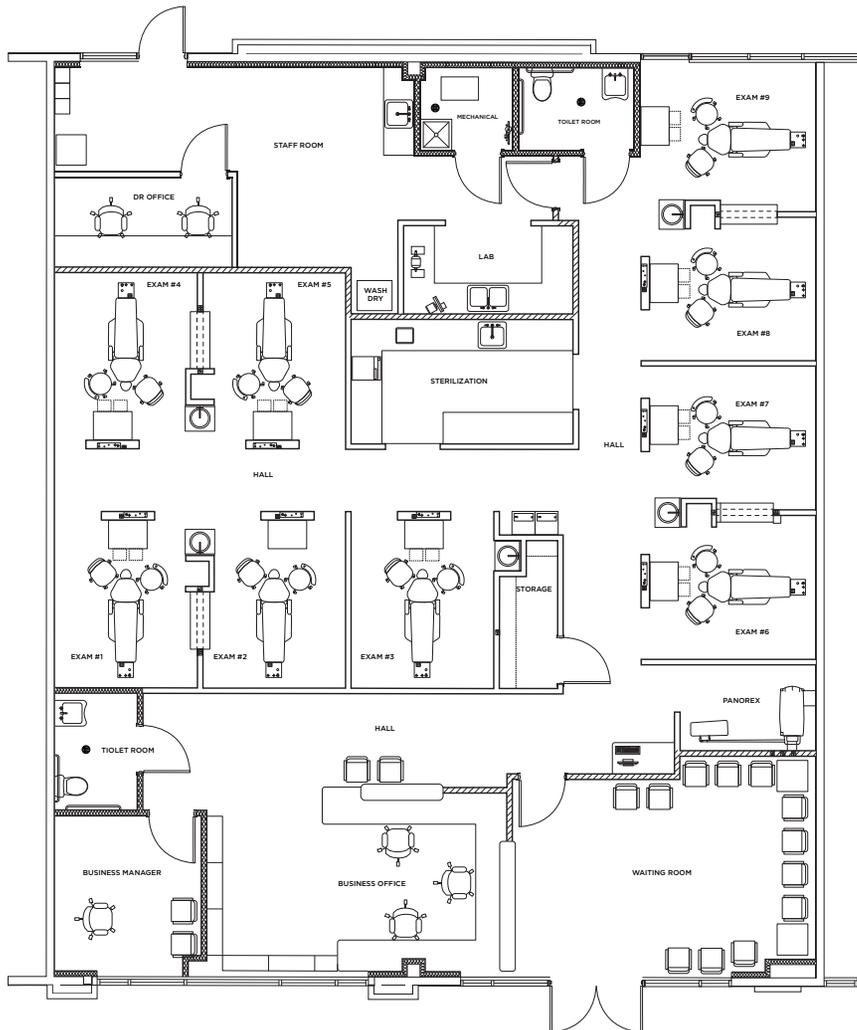


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FLOOR PLAN

UNIT 300	RENT	NNN	MONTHLY
3,006 SF	\$35.00/SF	\$15.28/SF	\$13,171/month



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FLOOR PLAN

UNIT 500

1,242 SF

RENT

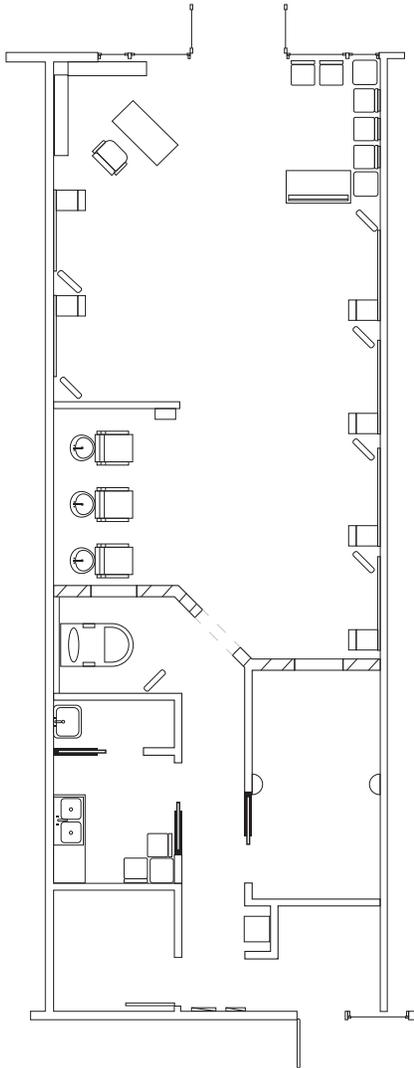
\$31.00/SF

NNN

\$15.28/SF

MONTHLY

\$5,028/month



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SITE PLAN



Suite	Tenant	SF
6202-100	Jamba Juice	1,560
6202-200	Wipsha Beauty Salon	1,050
6202-300	Serenity Nails	1,335
6202-400	State Beauty Supply	1,330
6202-500	Spine & Sport PT	3,000
6232-100	F45	2,883
6232-200	C' Amore Italian Restaurant	2,086
6262-100	Kumon	1,200
6262-200	Farmers Insurance Agency	1,056
6262-300	AVAILABLE	3,006
6262-500	AVAILABLE	1,242
6262-600	It's All Peachy Frozen Yogurt	1,560

6262-300

6262-500

Full Movement

77,079 VPD



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TRADE AREA



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DEMOGRAPHIC HIGHLIGHTS

Population

	1 Mile	3 Miles	5 Miles
2024 Estimated Population	7,362	85,052	264,767
2029 Projected Population	7,222	84,905	268,167
Projected Annual Growth 2024 to 2029	-0.38%	-0.03%	0.26%

Daytime Population

	1 Mile	3 Miles	5 Miles
2024 Daytime Population	8,673	80,471	308,290
Workers	5,257	43,523	192,596
Residents	3,416	36,948	115,694

Income

	1 Mile	3 Miles	5 Miles
2024 Est. Average Household Income	\$189,215	\$148,555	\$134,884
2024 Est. Median Household Income	\$151,136	\$109,382	\$100,563

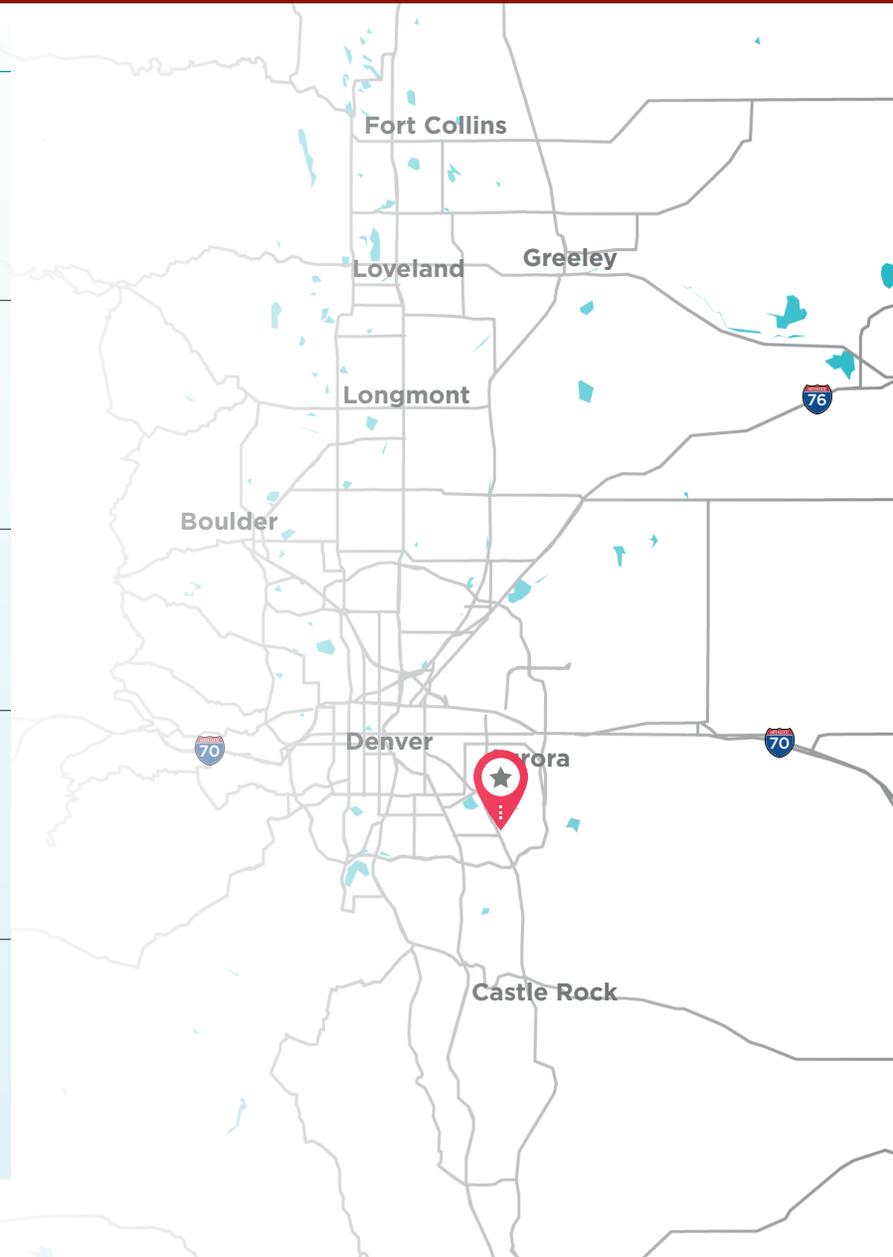
Households & Growth

	1 Mile	3 Miles	5 Miles
2024 Estimated Households	2,547	30,957	100,298
2029 Projected Households	2,522	31,184	102,602
Projected Annual Growth 2023 to 2028	-0.20%	0.15%	0.46%

Race & Ethnicity

	1 Mile	3 Miles	5 Miles
2023 Est. White	62.3%	63.8%	62.5%
2023 Est. Black or African American	7.7%	8.1%	9.27%
2023 Est. Asian or Pacific Islander	14.9%	10.9%	10.1%
2023 Est. American Indian or Native Alaskan	0.5%	0.8%	0.8%
2023 Est. Hispanic	11.9%	14.4%	15.7%

Source: ESRI



SADDLE ROCK RETAIL SOUTH

6820 S. Liverpool Street, Aurora, CO

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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.