

COMMERCIAL BUILDING FOR SALE!

Asking Price: \$8,900,000

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Ayad Toma
RE/MAX Leaders | Commercial Division
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12600 E Arapahoe Rd, Suite B, Centennial, CO 80112

15745 E Arapahoe Rd
Centennial, CO 80016

"Each Office Independently Owned and Operated"

Property Description

An outstanding opportunity to acquire a 56,000 SF building offering a wide range of potential uses, including a grocery store (with or without liquor sales), restaurant, retail showroom, automotive use, gas convenience store, office building, event center, place of worship, private club, indoor recreation facility, college, university, or vocational school, police or post office, public assembly venue, bed and breakfast, indoor entertainment venue, health club, hospital, clinic, pharmacy, medical laboratory, or veterinary practice/training facility, among many other permitted and conditional uses.

The well-designed layout includes:

27,300 SF of retail space.

1,400 SF of second-story office area.

27,300 SF of basement space with freight elevator and conveyor belt.

All situated on 2.2 acres with ample customer parking (130 spaces) and two covered delivery docks offering convenient loading and unloading.

Property Summary

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PROPERTY OVERVIEW

Building Size: 28,700 SF + 27,300 SF Basement

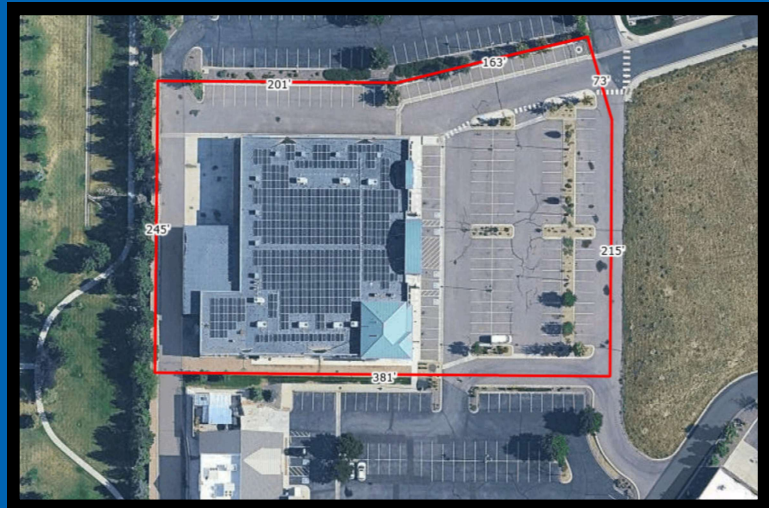
Lot Size: 2.22 Acres

Zoning: (CG) Commercial General

Year Built: 2017

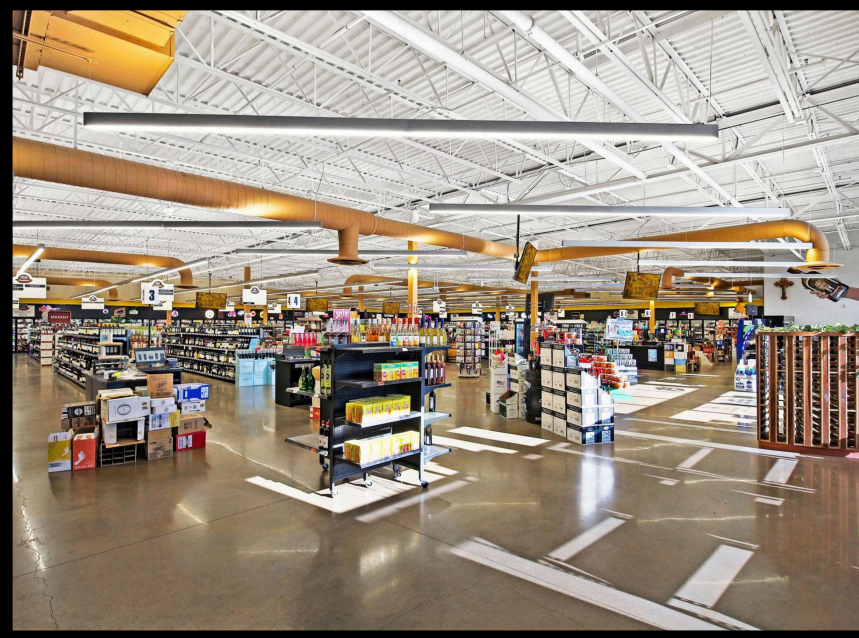
Property Highlights

- Prime visibility on the NEC of E. Arapahoe Rd (80,382 vehicles per day, 2025) and S. Parker Rd (69,217 vehicles per day, 2025).
- Ample customer parking with 130 spaces available.
- Digital Pylon sign on E Arapahoe Rd.
- The basement storage area features nice, finished flooring and lighting, and is equipped with a freight elevator and conveyor belt.
- The entire building is equipped with a fire sprinkler system, security cameras, and a security alarm.



Photos

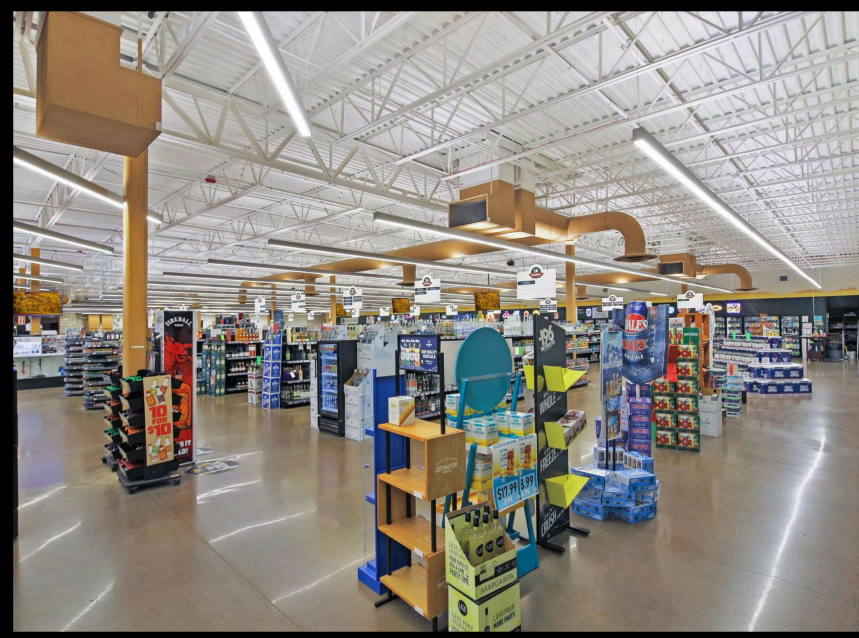
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Interior Retail View



Interior Retail View



Interior Retail View



Interior Retail View

Photos

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Aerial View



Tasting Room



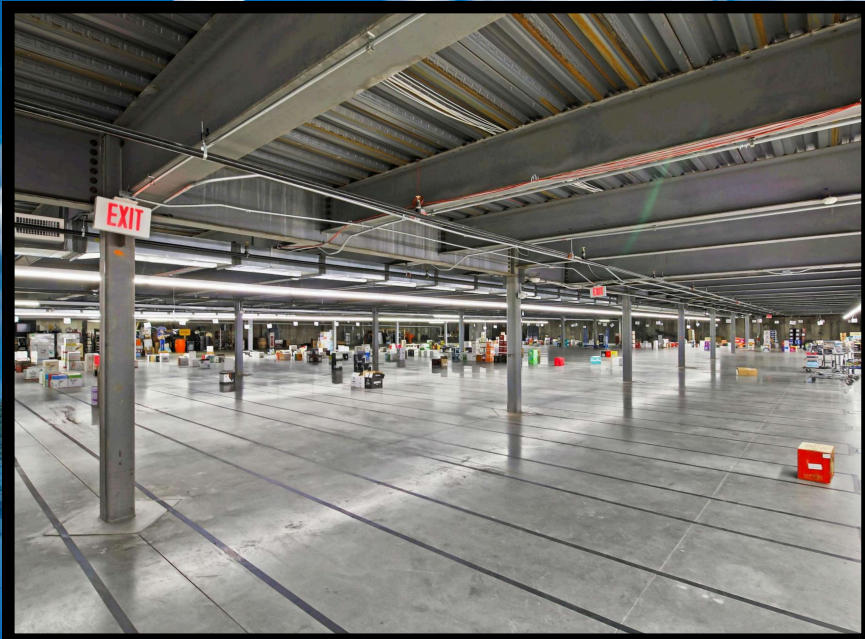
Humidor Room Entrance



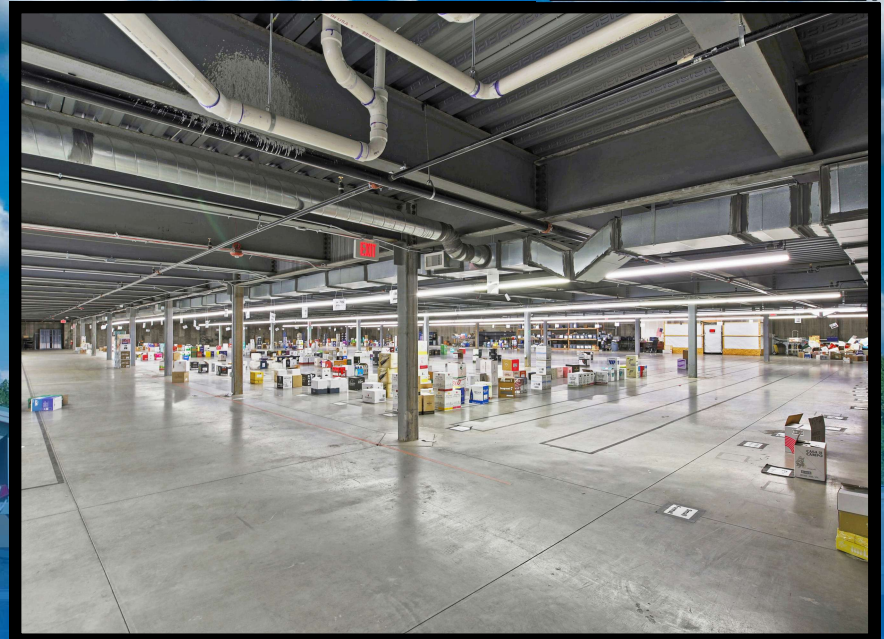
Humidor Room Interior

Photos

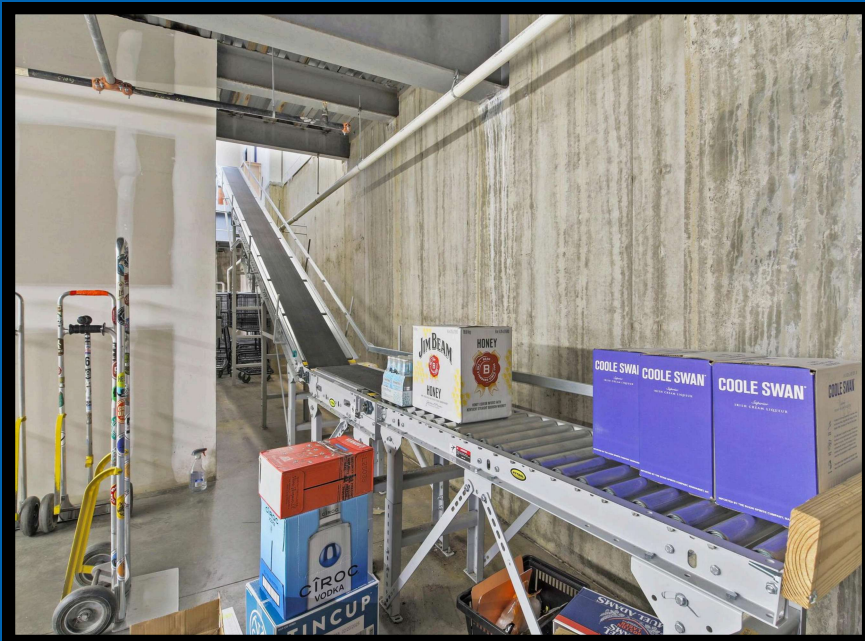
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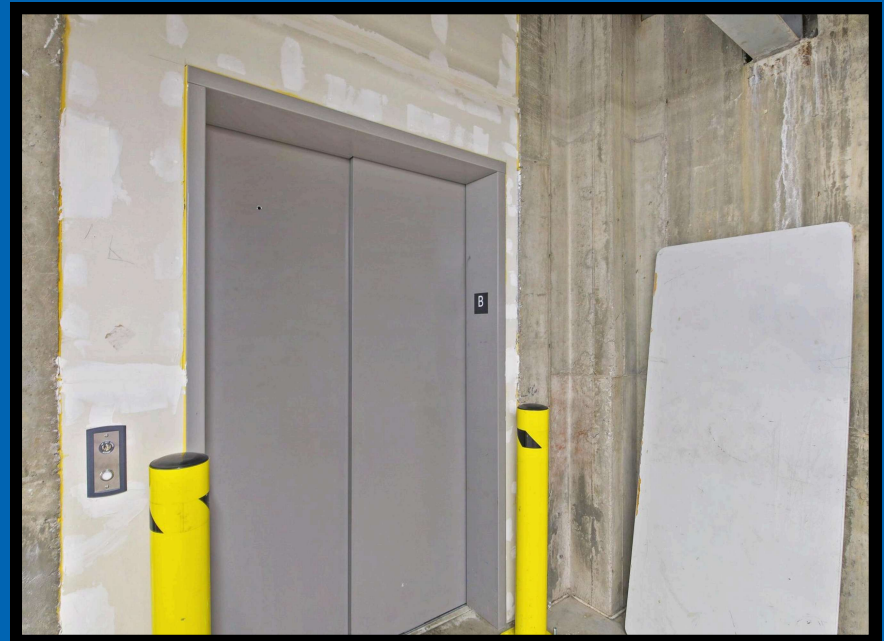
Basement Storage Area



Basement Storage Area View 2



Basement Storage Conveyor Belt



Basement Storage Elevator

Photos

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2 Covered Loading Docks - View 1



2 Covered Loading Docks - View 2



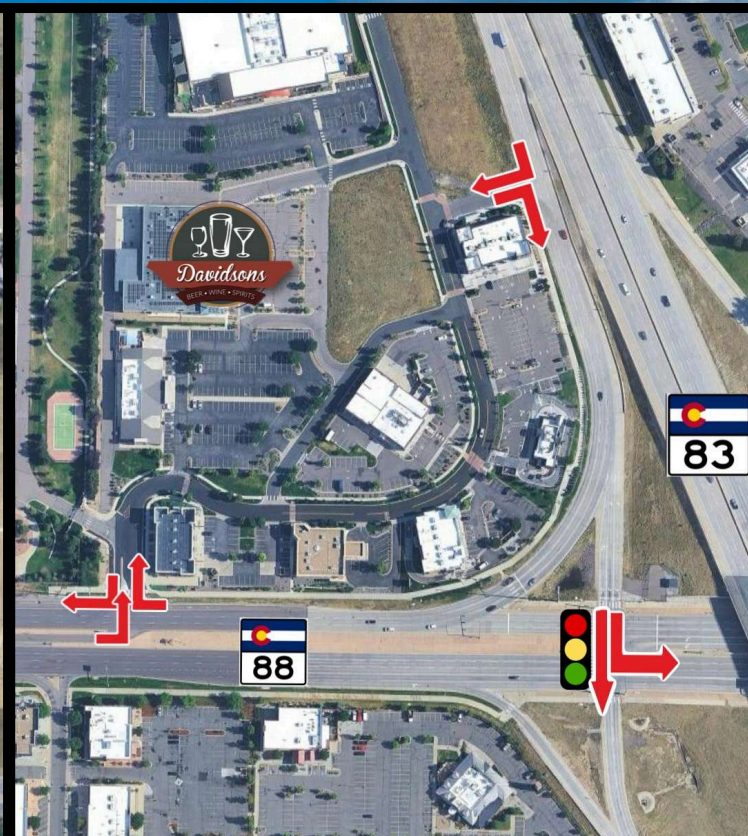
2 Covered Loading Docks - View 3



Loading Area Storage

Area Map, Demographics & Traffic Map

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Please inquire for further details and to schedule a private tour