

# YOSEMITE MEDICAL PLAZA

6886 S. YOSEMITE ST.  
CENTENNIAL, CO



Join the highly anticipated Collective Health Society — an integrative dental, health, and wellness collaborative in South Metro Denver. **1,985 - 5,227 RSF** premier, second-floor medical office space available along highly visible S. Yosemite Street, Centennial, Colorado.

*Also Offering:*

- Conference room available for rent.
- Individual Medical and Office Rooms also available for short-term or long-term rent in the Collective Health Society Space on the 1st Floor. (Approx. 100-150 SF)

CONTACT BROKER FOR PRICING:

**AUDREY WILSON**

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## FOR LEASE

Integrative & Holistic  
Health / Wellness  
Medical Office Building  
with **Mountain Views**

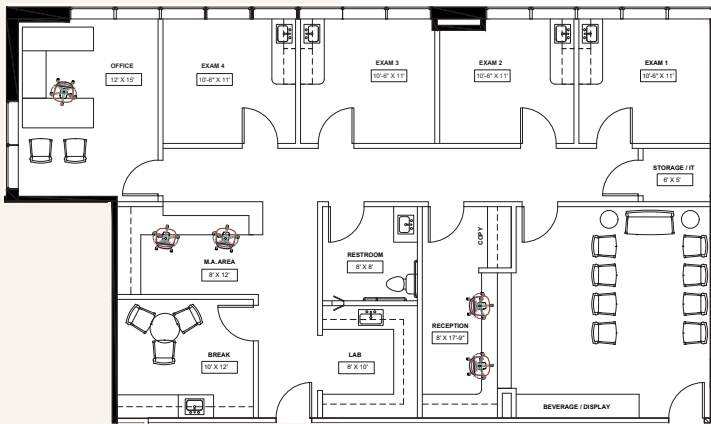


**COLLECTIVE  
HEALTH SOCIETY**  
SMILE FOCUSED. WELLNESS ELEVATED

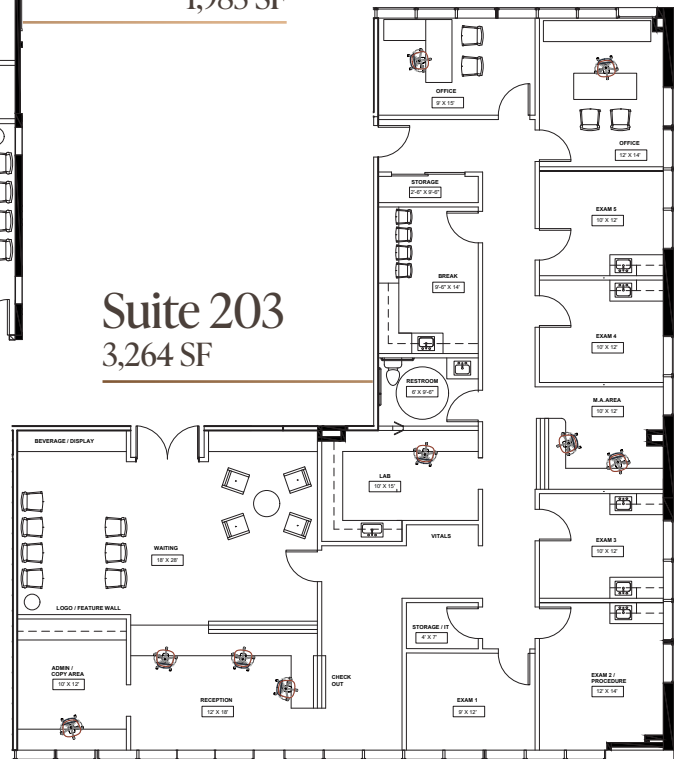
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# CONCEPT OPTIONS



Suite 202  
1,985 SF

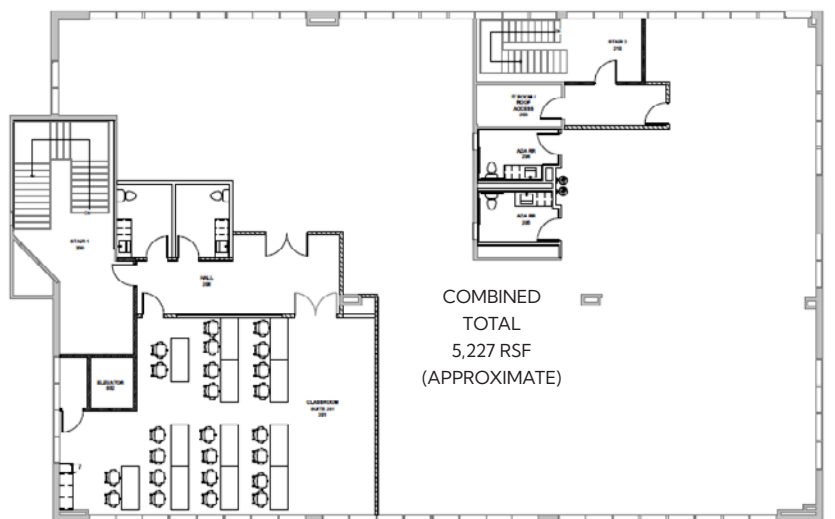


Suite 203  
3,264 SF

## CONFERENCE ROOM AVAILABLE FOR RENT



## COMBINED OPTION



COMBINED  
TOTAL  
5,227 RSF  
(APPROXIMATE)

# 6886 S. YOSEMITE STREET

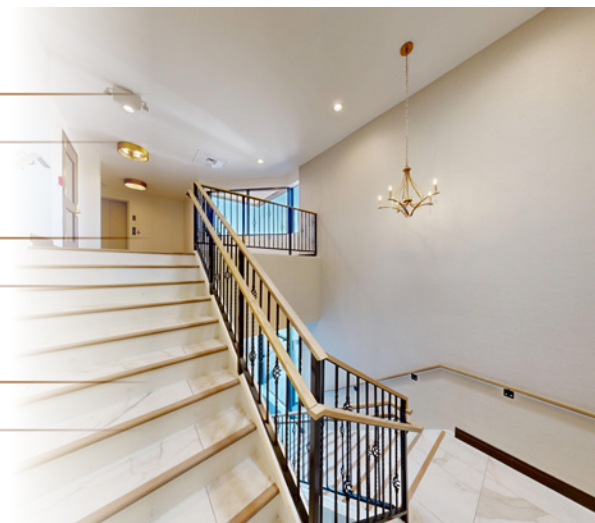
## Traffic Stats

- E. Arapahoe Rd. W/O S. Yosemite St: 37,894 VPD
- E. Arapahoe Rd. E/O S. Yosemite St.: 51,975 VPD
- S. Yosemite St. N/O S. Xanthia St.: 20,261 VPD

2022 MPSI estimates

## Demographics

|                               | 1 MILE    | 3 MILES   | 5 MILES   |   |
|-------------------------------|-----------|-----------|-----------|---|
| POPULATION                    |           |           |           |   |
| 2024 Total Population         | 11,624    | 86,153    | 241,628   | Projected Population Growth:<br>6% Increase |
| 2029 Total Population         | 12,414    | 88,443    | 247,259   |   |
| 2024 Total Daytime Population | 33,480    | 208,757   | 360,632   |   |
| Workers                       | 29,115    | 172,336   | 254,906   |   |
| Residents                     | 4,365     | 36,421    | 105,726   |   |
| HOUSING                       |           |           |           |   |
| 2024 Housing Units            | 5,401     | 38,147    | 106,780   | Projected Housing Growth:<br>8% Increase    |
| Owner Occupied Housing Units  | 42.5%     | 53.7%     | 55.4%     |   |
| Renter Occupied Housing Units | 50.2%     | 40.2%     | 39.2%     |   |
| Vacant Housing Units          | 7.4%      | 6.2%      | 5.3%      |   |
| 2029 Housing Units            | 5,840     | 39,984    | 111,052   |   |
| Owner Occupied Housing Units  | 40.9%     | 52.7%     | 55.3%     |   |
| Renter Occupied Housing Units | 52.4%     | 40.7%     | 38.8%     |   |
| Vacant Housing Units          | 6.7%      | 6.6%      | 5.9%      |   |
| MEDIAN HOUSEHOLD INCOME       |           |           |           |   |
| 2024                          | \$101,173 | \$129,897 | \$113,054 |   |
| 2029                          | \$114,508 | \$152,476 | \$133,333 |   |
| MEDIAN HOME VALUE             |           |           |           |   |
| 2024                          | \$636,992 | \$711,416 | \$673,782 |   |
| 2029                          | \$676,149 | \$784,087 | \$733,168 |   |
| MEDIAN AGE                    |           |           |           |   |
| 2024                          | 36.5      | 39.3      | 38.9      |   |
| 2029                          | 37.7      | 40.4      | 40.2      |   |





E. Arapahoe Rd.

# Property & Location Overview



VIRTUAL  
TOUR

- LOCATED AT THE GATEWAY TO DENVER TECH CENTER
- EASY ACCESS TO I-25



YOSEMITE  
MEDICAL  
PLAZA



BROKERAGE  
DISCLOSURE

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