

Festival Shopping Center

NEC of County Line Road & University Boulevard | Centennial, Colorado

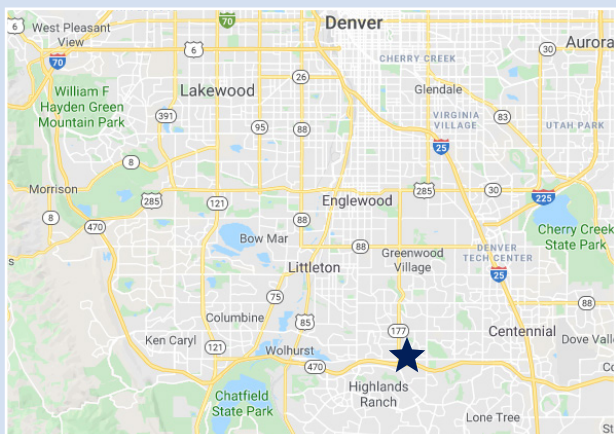


RETAIL AVAILABLE FOR LEASE | SPACES 619 - 8,000 SF

- *Join: Petsmart, Amish Furniture Gallery, Guiry's Paint & Decorating, Appliance Factory Outlet Mattress and more*
- *Located in the heart of south Denver on the border of Centennial and Highlands Ranch*
- *Great visibility, easy access and strong demographics*
- *Over 41,000 VPD on University Boulevard and over 21,000 VPD on County Line Road*

Located in South Denver on the border of Centennial and Highlands Ranch, Festival Shopping Center has great visibility, easy access and strong demographics. Established Center with aggressive lease rates.

AVAILABLE:	Spaces:	619 - 8,000 SF
	2nd Floor Office:	up to 12,696 SF
LEASE RATE:	Call for details	



For more information, please contact:

Dean Insalaco

Vice President

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Information contained herein, while not guaranteed, is from sources we believe are reliable. Price, terms and information subject to change.



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SUITE	TENANTS	SQ. FT.
22	Petsmart	25,131 SF
23	Centre Ice Hockey	9,205 SF
24	AVAILABLE	619 SF
25	Vogue Nails	2,620 SF
26	Amish Furniture Gallery	17,080 SF



SUITE	TENANTS	SQ. FT.
27-28	Imagine Kitchen & Bath	1,953 SF
29	AVAILABLE (DIVISIBLE)	8,000 SF
29A	Castlewood Vet	1,979 SF
30	State Beauty Supply	2,400 SF
31	Guiry's Paint	15,003 SF

SUITE	TENANTS	SQ. FT.
32	Kona Grill	4,610 SF
33	Curate	4,950 SF
34	University Bakery	4,574 SF
2nd Floor Office		12,696 SF

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TRADE AREA DEMOGRAPHICS	1 MILE	3 MILE	5 MILE	TRAFFIC COUNTS
Population:	16,189	124,342	259,833	On University Blvd north of County Line Road: 30,586 CPD
Average HH Income:	\$133,247	\$138,442	\$144,484	On University Blvd south of County Line Road: 35,157 CPD
Businesses:	389	5,074	14,358	On County Line Road west of University Blvd: 21,756 CPD
Employees:	3,114	43,853	154,488	On County Line Road east of University Blvd: 21,553 CPD

Source: Applied Geographic Solutions, 2019 Estimates

Source: CDOT 2018



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