

7562-7592 S UNIVERSITY BLVD
CENTENNIAL, CO 80122

**SOUTHGLENN
SQUARE**



RETAIL SPACE FOR LEASE

END-CAP SPACE AVAILABLE
CONTACT BROKER FOR MORE INFORMATION
PLEASE DO NOT DISTURB TENANT



GANNON ROTH

Senior Broker Associate

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400 S Broadway | Denver, Colorado 80209
www.uniqueprop.com | 303.321.5888

PROPERTY HIGHLIGHTS

PROPERTY OVERVIEW

Southglenn Square shopping center is located on the southeast side of the intersection of Dry Creek and University in Centennial, Colorado. The property has strong street visibility with prominent monument signage, including a new electronic sign! It is directly across from a busy King Soopers anchored center, and caddy corner to Arapahoe High School with approximately 2,250 students and an open campus. Southglenn Square is located in an established, high-demographic neighborhood in the S/SW metro Denver area 1 mile from the Streets at Southglenn regional lifestyle center. The center is located on busy University Blvd. with close to 35,000 vehicles per day and is in close proximity to C-470 and Hampden/Highway 285.

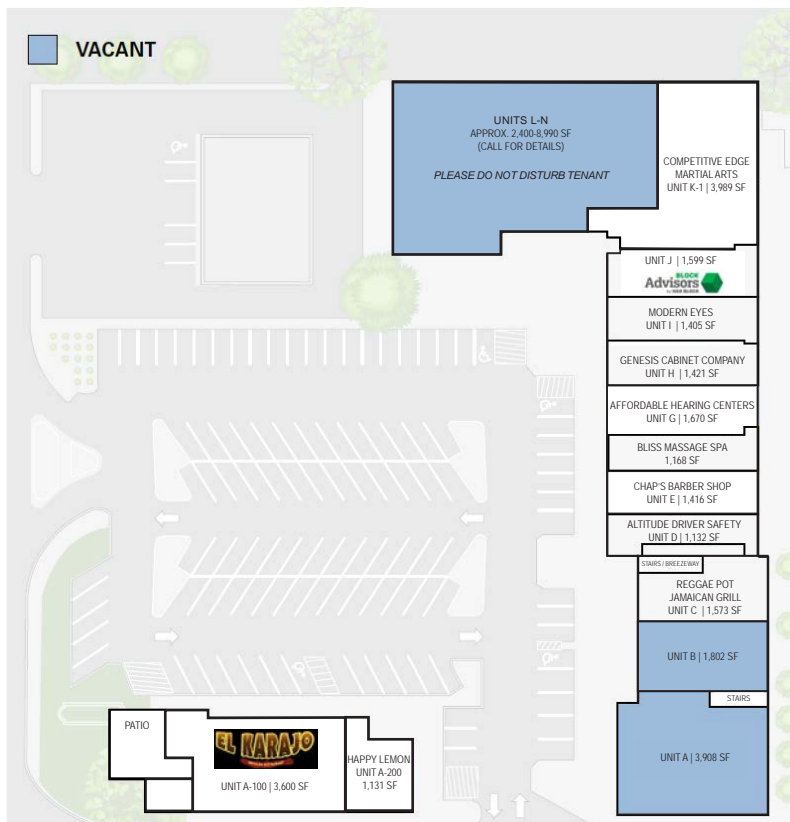
CALL BROKER FOR INTERIOR PHOTOS OF AVAILABLE UNITS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	6,749	44,473	110,272
Total Population	16,416	112,162	271,967
Average Household Income	\$117,897	\$136,790	\$137,424

Lease Rate:	Call Broker for Rates
Building Size:	61,487 SF
Number of Floors:	2
Parking Spaces:	Approx. 212
Available Retail Space:	1,131 – 8,990 SF (See Site Plans for More Info)
NNN:	\$9.40 / SF (Estimated 2025)



FLOOR PLANS & PROPERTY PHOTOS



LEASE PLAN - UPPER LEVEL



LEASE PLAN - LOWER LEVEL



DRIVE TIMES

- DENVER TECH CENTER - 6 MILES | 10 MINUTES
- DENVER INTERNATIONAL AIRPORT - 38 MILES | 30 MINUTES
- DOWNTOWN DENVER - 14 MILES | 25 MINUTES



E ARAPAHOE RD

WILLOW SPRING
OPEN SPACE

ARAPAHOE
HIGH SCHOOL



24,994 CPD

E DRY CREEK RD



SUBJECT PROPERTY
7562-7592 S UNIVERSITY

SOUTH SUBURBAN
GOLF COURSE

MCLELLAN
RESERVOIR

E COUNTY LINE RD

34,983 CPD

22,698 CPD

470

112,944 CPD

UNIVERSITY BLVD



470

LINKS GOLF
COURSE

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