

RETAIL FOR LEASE

SOUTHGATE RETAIL CENTER

7286 S. YOSEMITE STREET, CENTENNIAL, CO 80112



PROPERTY FEATURES

- ±1,719 SF Available for Immediate Lease
- Highly Visible Monument Signage on S. Yosemite Street
- Excellent Access to I-25, Arapahoe Rd., Dry Creek Rd. & E-470
- Walkable to Dozens of Restaurants, Hotels, Fitness Studios, and Retail Services
- Minutes to Park Meadows Mall, Denver Tech Center, and Inverness Business Park
- Close Proximity to RTD Light Rail (Dry Creek & Arapahoe at Village Center Stations)
- Ample Parking and Easy Customer Access

PROPERTY DETAILS

AVAILABLE	±1,719 SF
LEASE RATE	\$26.00 / SF NNN
NNN / CAM RATE	\$9.30 / SF (Estimate)
MONTHLY RENT	\$5,056.73 / Mo.
PARKING	3.00:1,000
BUILDING SIZE	21,940 SF on 1.6 AC
Y.O.C.	1998
ZONING	Commercial / Shopping Center - Neighborhood
CITY / COUNTY	Centennial / Arapahoe

DEMOGRAPHICS

Radius	Population	Avg. HH Income	Home Value
2 Mile	37,609	\$141,684	\$678,633
5 Mile	238,840	\$137,283	\$661,663
10 Mile	1,084,760	\$123,185	\$565,391

TRAFFIC COUNTS

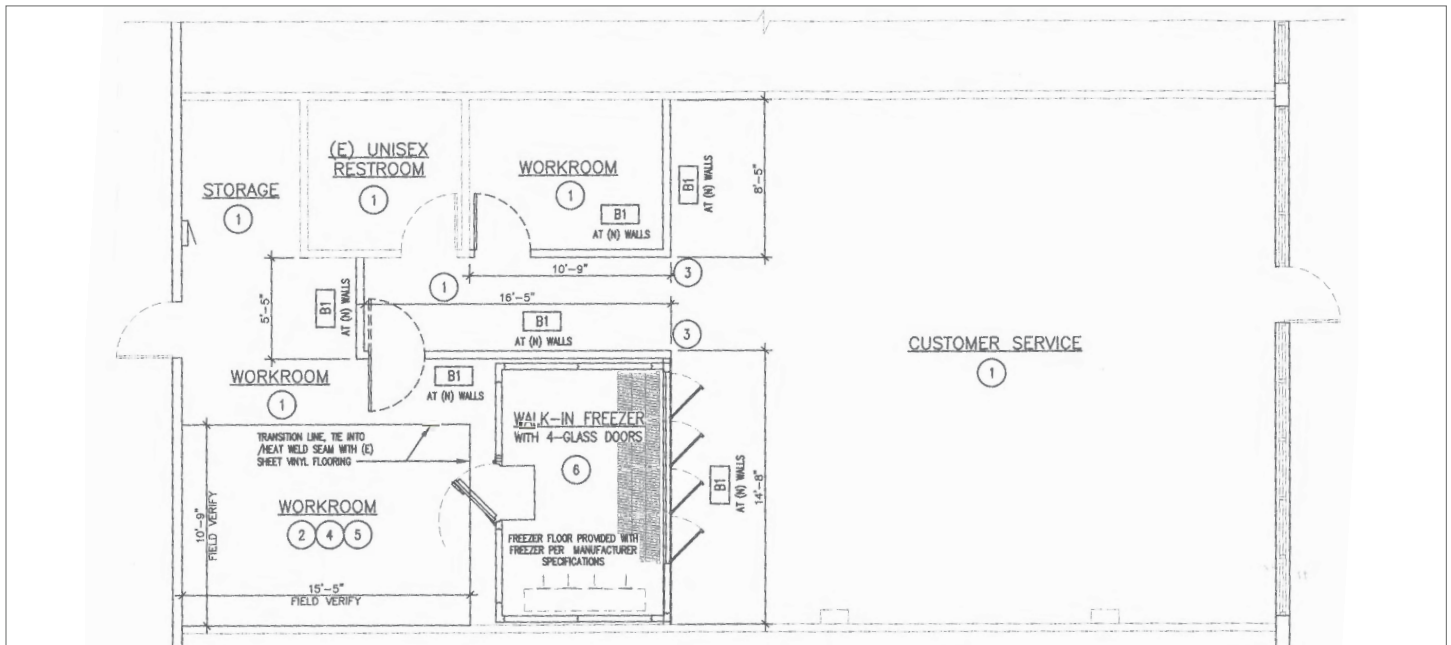
Vehicles Per Day (VPD)

Approx. 25,000 VPD on S. Yosemite St. at E. Drycreek Rd.

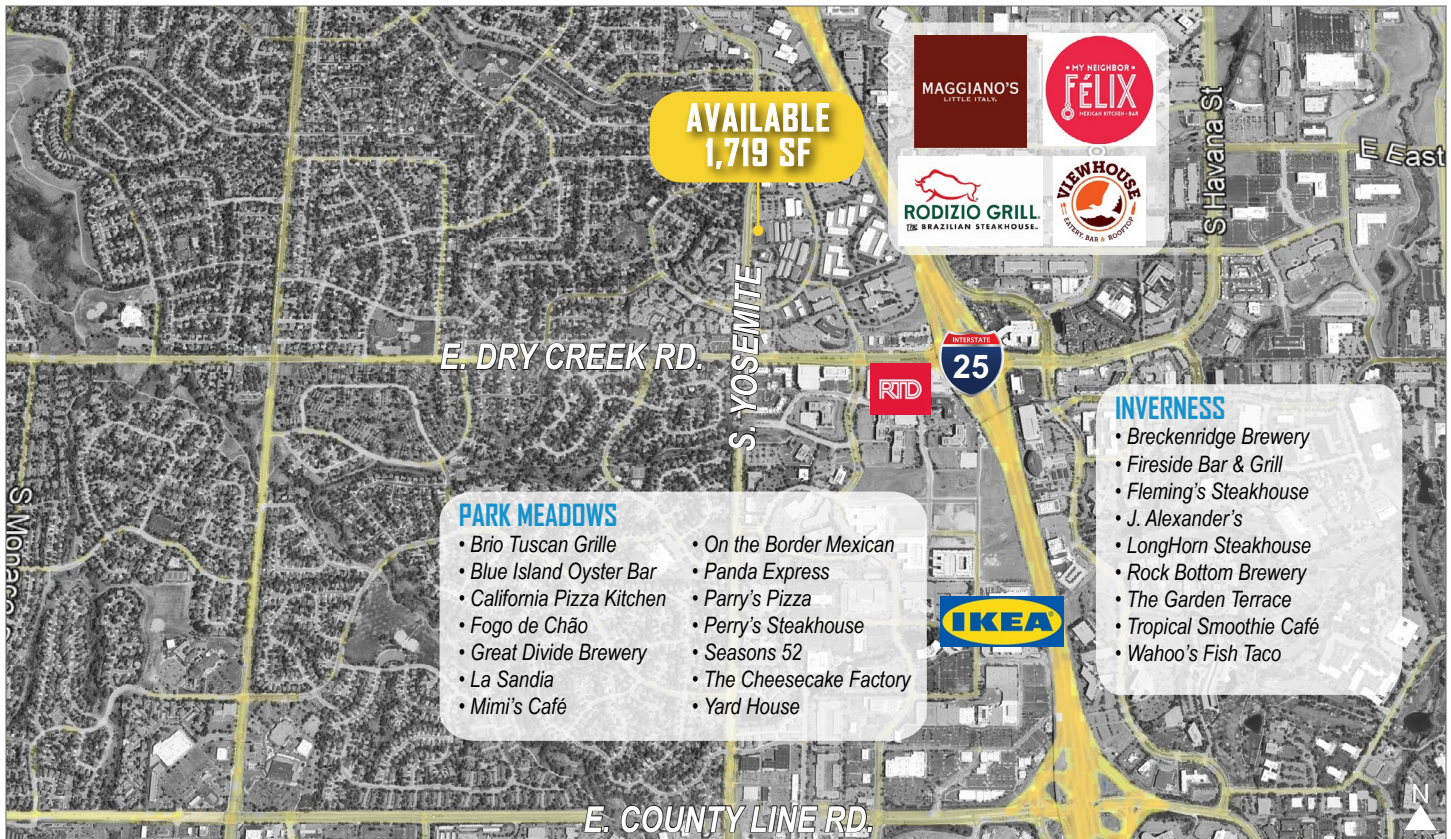
Approx. 30,000 VPD on S. Alton St. at E. Drycreek Rd.

Approx. 227,000 VPD on I-25 at Yosemite St. Exit

FLOOR PLAN



LOCATION OVERVIEW



TREVEY COMMERCIAL
10510 Dransfeldt Rd, Suite 100
Parker, Colorado 80134
303-841-1400 | www.trevey.com

TOMMY DAHER
Associate Broker
tommy@trevey.com
C: 303-916-8231

DAVID MARULLI
Capital Markets
david@trevey.com
C: 720-298-2840

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