

RETAIL FOR LEASE



15352 E. IDA DRIVE CENTENNIAL, CO 80015

1,000 SF
\$23.00 PSF NNN

\$1,916.67 Rent
+ \$1,481.67 CAM =
\$3,398.34 / Month Total

- Join LePeep, Nail Salon, Lubo's Pizza, Cakepops, Bellco Credit Union

4,652 SF
\$17.50 PSF NNN

\$6,784.16 Rent
+ \$6,892.71 CAM =
\$13,676.87 / Month Total

Available 4/1/25

- Suitable for events space - has commercial kitchen - with hood and grease trap
- Ample surface parking
- Please do not disturb tenant

DEMOGRAPHICS (2024 est.)

<u>Radius</u>	<u>1-Mile</u>	<u>3-Mile</u>	<u>5-Mile</u>
Population	9,125	87,539	276,072
Households	3,227	31,531	105,245
Median Income	\$145,325	\$104,202	\$92,848

Traffic Count/Vehicles Per Day

Orchard & Ida Drive	23,137 vpd
Parker Rd/Hwy 83 & Orchard	45,180 vpd

FOR MORE INFORMATION, PLEASE CALL:

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