

RETAIL FOR LEASE



15352 E. IDA DRIVE, #B CENTENNIAL, CO 80015

HIGHLIGHTS

- Join LePeep, Nail Salon, Events Center, Lubo's Pizza, Cakepops, Bellco Credit Union
- Easy access from Parker Road and Orchard Road
- Ample surface parking
- Zoning allows for variety of uses
- Traffic Count/Vehicles Per Day
- Orchard & Ida Drive = 23,137 vpd
- Parker Rd/Hwy 83 & Orchard = 45,180 vpd

In-Line Retail

1,000 SF
\$23.00 PSF NNN
\$1,916.67 Rent
\$1,345.83 CAM
\$3,262.50 / Month Total

Available 1/1/25

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

PROPERTY STATISTICS

<u>BUILDING</u>		<u>SITE</u>	
SIZE	15,011	PARKING	Surface
MATERIALS	Concrete Block	ZONING	Merchandising - All Retail
YOC	1998	CAM (2024)	\$16.15

FOR MORE INFORMATION, PLEASE CALL:

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