

FOR LEASE

3,600 - 7,200 SF RETAIL SPACE



7680 S University Blvd, Centennial, CO

Property Highlights

- » Standalone retail building with abundant surface parking
- » Great visibility and presence on University with monument signage
- » Immediate proximity to national retailers, office and multifamily
- » Extensive existing buildout and FF&E for hair/nail/beauty salon with ability to demise
- » Immediate proximity to King Soopers, Target, Chipotle and more
- » Adjacent to high income household Southglenn neighborhood and multifamily developments
- » High traffic counts at 30,000+ VPD
- » Easy access to 470 and 25 as well as Dry Creek, Arapahoe and County Line

Property Details

Retail space	3,600 - 7,200 SF
For Lease	\$25/SF NNN
NNN OpEx	\$6.67/SF
Parking	35 Spaces

For Lease: \$25/SF NNN

For more information:

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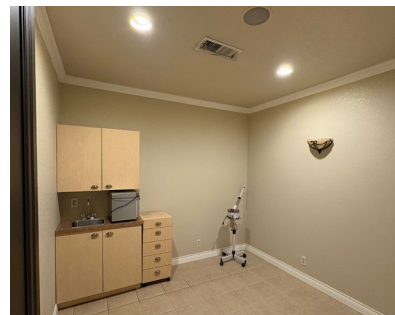
Left Side Facts

- » Open buildout fully equipped with FF&E
- » Total of 19 hair salon stations
- » Separate area with 6 hair wash bowls
- » 2 bathrooms



Right Side Facts

- » Spa lobby/waiting room
- » Total of 6 private treatment rooms with sinks
- » 8 nail stations and separate room with pedicure stations
- » 2 bathrooms. 1 includes shower



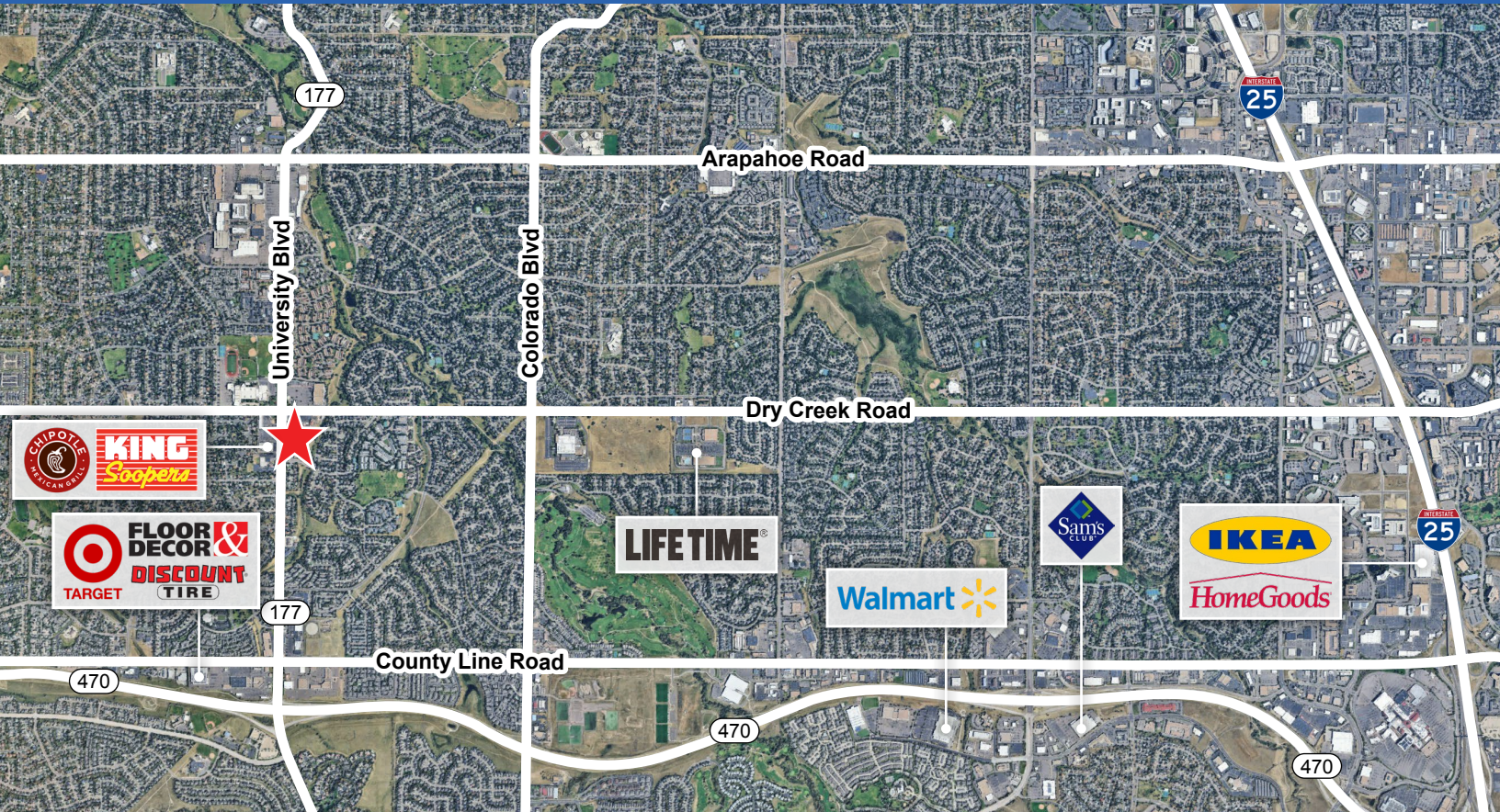
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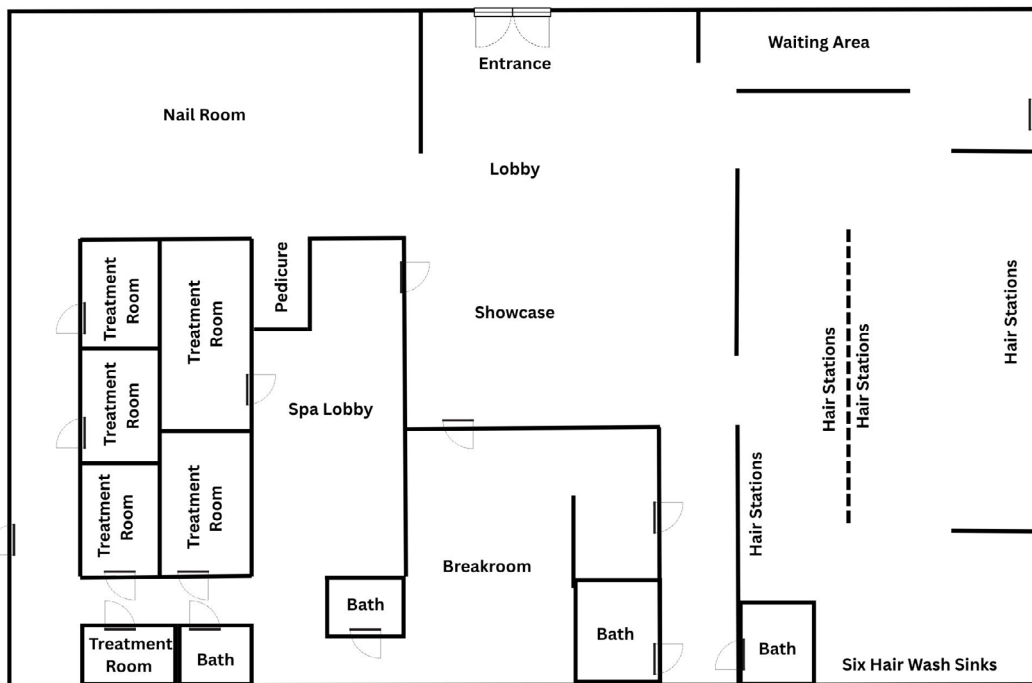
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Floor Plan



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