



RETAIL / FOR LEASE

Arapahoe *Retail*

8586 East Arapahoe Road
Centennial, Colorado 80111

1,002 SF

AVAILABLE SUITE

\$40.00 NNN

ANNUAL RENT PSF

126,990

DAILY VEHICLES

Immediate

AVAILABILITY



Hard Corner. *Prime Corridor.*

±6,200 SF
TOTAL BUILDING

NNN
LEASE STRUCTURE

Activity Center
ZONING

Arapahoe Co.
COUNTY

P R O P E R T Y O V E R V I E W

BLURIVER Commercial Advisors presents 8586 E Arapahoe Road. A 1,002 SF retail suite at a lighted hard corner on Centennial's busiest commercial corridor. One block from I-25 at the gateway to the Denver Tech Center, the space sits within a single-story ±6,200 SF building with approximately 120 feet of direct frontage on Arapahoe Road.

Activity Center zoning supports retail and service uses broadly. Eye Care Consultants anchors the center on a NNN lease, establishing long-term occupancy stability and consistent traffic for the available suite.

The NNN lease at \$40.00 PSF with estimated expenses of \$27.75 PSF delivers a transparent cost basis. A daytime employee population of 164,000+ within three miles and \$175K average household income make this one of the most compelling small-format availabilities in the south metro.

P R I M E C O R N E R A S S E T

One block from I-25. Surrounded by national tenants. \$175K average household income and over 200,000 daytime population within three miles, the consumer volume that drives retail performance.

P R O P E R T Y S P E C S

1,002 SF
AVAILABLE SUITE

±6,200 SF
TOTAL BUILDING

\$40.00
ANNUAL RENT PSF

NNN
LEASE STRUCTURE

126,990
DAILY VEHICLES

\$175K
AVG HH INCOME (3-MI)

S I T E D E T A I L S

Address	8586 E Arapahoe Rd, Centennial
County	Arapahoe
Cross Streets	Arapahoe & Yosemite
Zoning	Activity Center
Est. NNNs	\$23.31 PSF
Availability	Immediate



S I T E O V E R V I E W

Hard Corner Visibility

An unobstructed, signalized hard corner with four-directional sightlines. The building captures simultaneous exposure from every approach along E. Arapahoe Road and S. Yosemite Street.

I-25 is one block away, sustaining a steady stream of higher-income DTC commuters passing this corner daily.

T R A F F I C C O U N T S

NORTHBOUND	26,000
SOUTHBOUND	20,438
EASTBOUND	25,000
WESTBOUND	51,921

Source: Kalibrate Technologies, Q1 2025



TRADE AREA ANCHORS

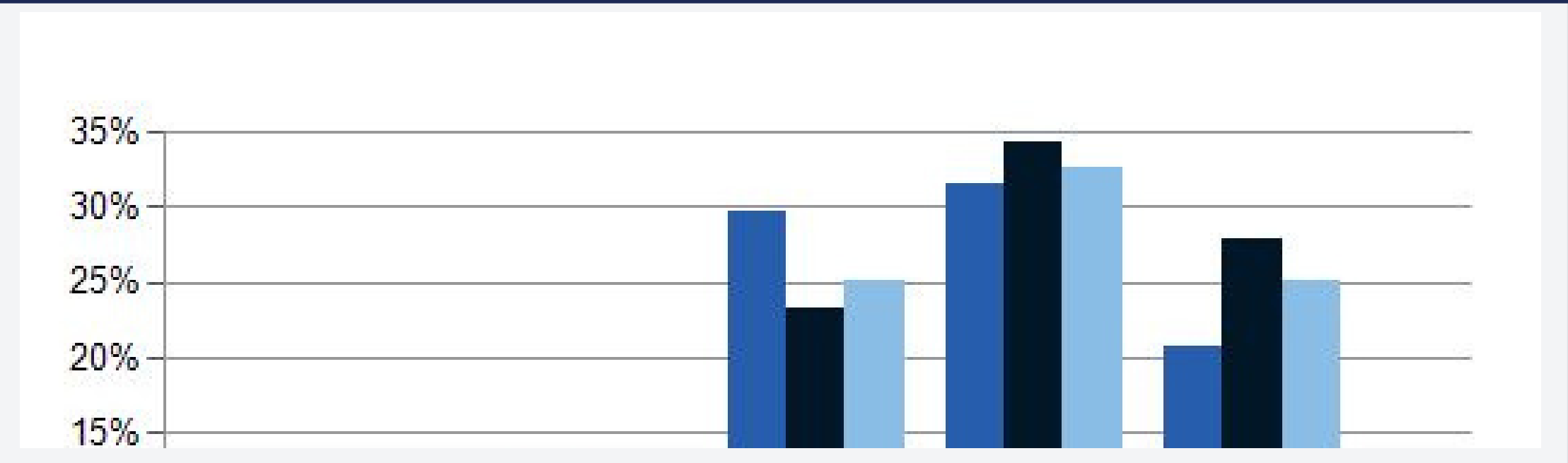
This corridor is anchored on all sides by category-leading national tenants. Arapahoe Marketplace directly west anchors the trade area with Sprouts, Five Guys, Red Robin, and Crumbl Cookies. A Lowe's, Home Depot, Target, and Safeway are within immediate proximity to the north, concentrating high-frequency consumer trips to this intersection throughout the week.

- \ The Home Depot
- \ Target
- \ REI
- \ Red Robin
- \ Starbucks
- \ Torchy's Tacos
- \ Office Depot
- \ La Quinta
- \ Sprouts Farmers Market
- \ Lowe's
- \ Safeway
- \ Five Guys
- \ Chick-fil-A
- \ Shake Shack
- \ Crumbl Cookies
- \ Hyatt Place

TRADE AREA PROFILE

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	12,657 Residents	89,360 Residents	248,030 Residents
AVG HH INCOME	\$149K Per Household	\$175K Per Household	\$163K Per Household
HOUSEHOLDS	5,563 HH Units	38,449 HH Units	104,382 HH Units

2025 HOUSEHOLD INCOME DISTRIBUTION



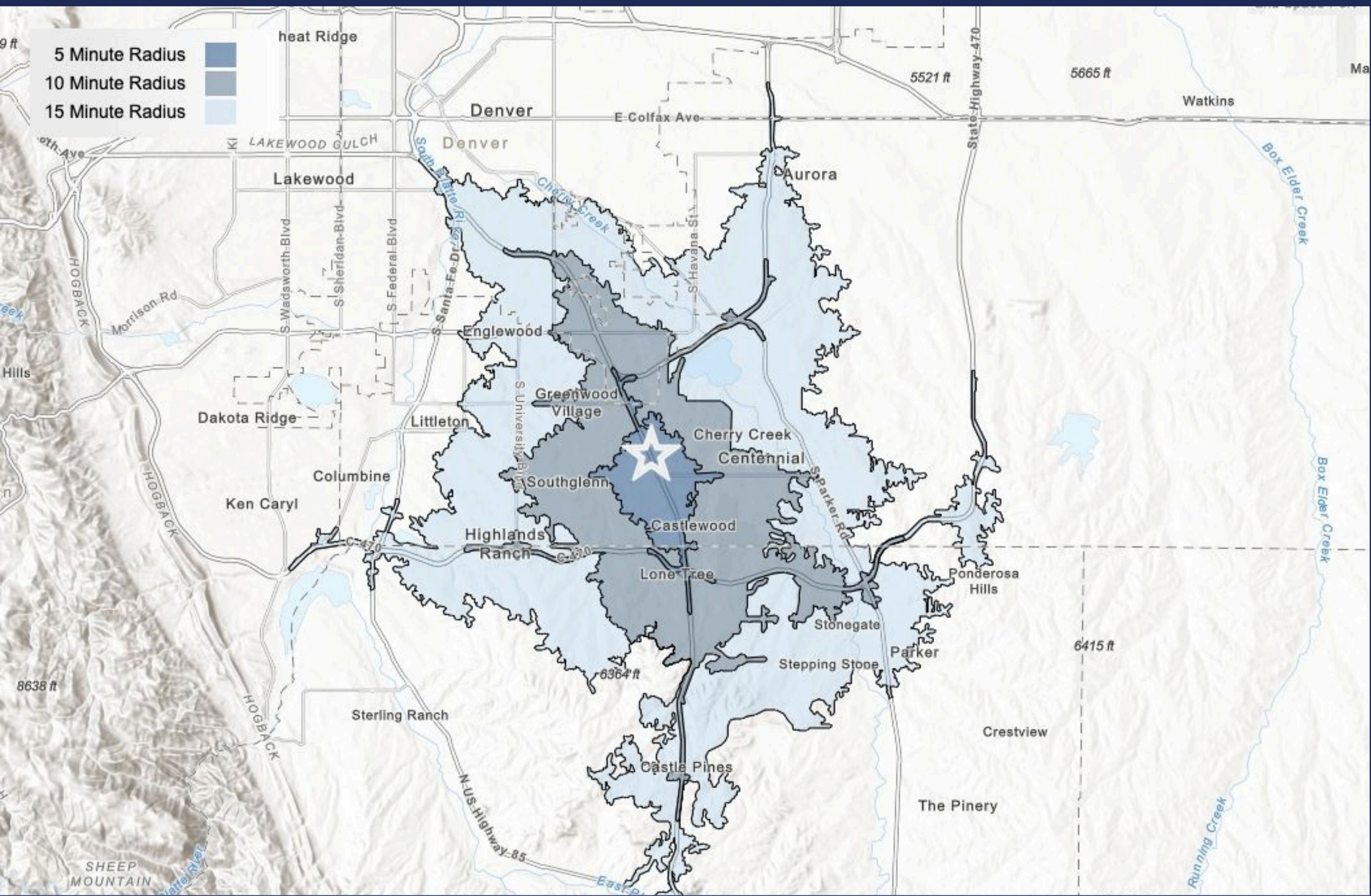
DAYTIME POPULATION

3-Mile Radius

202,049
TOTAL DAYTIME POP.

164,300
DAYTIME WORKERS

37,749
DAYTIME RESIDENTS



REGIONAL REACH

Central to the South Metro

Few retail addresses offer this level of regional accessibility. The property sits at the center of a 15-minute drive ring capturing nearly the entire south metro consumer base.

- 5-MIN RADIUS
DTC / Greenwood Village
- 10-MIN RADIUS
Highlands Ranch / Lone Tree
- 15-MIN RADIUS
Castle Pines / Parker / Aurora

<p>5 Min DTC / Greenwood Village</p>	<p>10 Min Highlands Ranch / Lone Tree</p>	<p>15 Min Castle Pines / Parker / Aurora</p>
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E X C L U S I V E L Y O F F E R E D B Y



S P A C E A V A I L A B L E N O W

Ready to Tour This Space?

1,002 SF available immediately on a NNN lease at \$40.00 PSF. One of Centennial's most visible retail buildings on a trade area corridor generating consistent, high-quality consumer traffic seven days a week.

Contact Joe Awad, CCIM directly to discuss lease terms, tour availability, and tenant improvement allowance.

Joe Awad | CCIM

BLURIVER Real Estate

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\$40.00

ANNUAL RENT PSF (NNN)

1,002 SF

AVAILABLE SUITE

Immediate

AVAILABILITY