

FOR LEASE

ARAPAHOE LIMA CENTER

11405 E. BRIARWOOD AVE., ENGLEWOOD, CO 80112

RETAIL 2,420 SF | RESTAURANT 3,386 SF



JOIN CURRENT TENANTS:

MATHNASIUM



Ladron's cellars

allana's
ACADEMY OF
DANCE



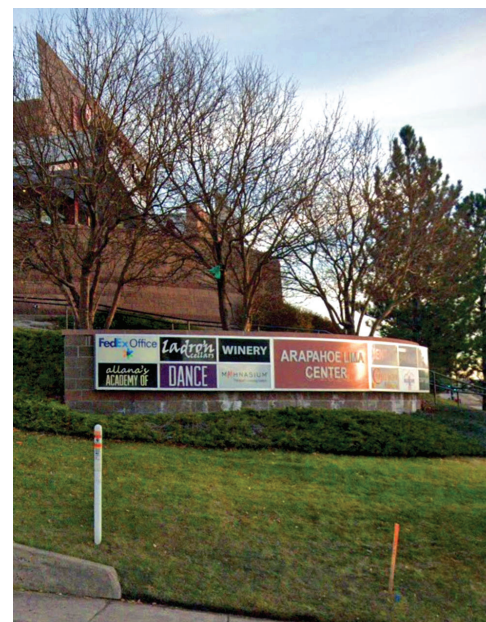
CHICAGO
Mike's
Beef & Dogs

RESTAURANT HIGHLIGHTS

- Restaurant & Retail at High Traffic Center on E. Arapahoe Road
- Excellent Visibility & Monument Signage at Hard Signaled Intersection
- Unbeatable Demographics Including Strong Daytime & Residential Populations With High Average Incomes

TRAFFIC COUNTS: 70,332 VPD - E. Arapahoe Rd.
10,984 VPD - S. Lima St.

DEMOGRAPHICS (2024)	1 MILE	3 MILE	5 MILE
Est. Population	5,991	62,699	257,719
Avg. HH Income	\$214,879	\$203,111	\$181,956
Daytime Population	14,151	135,820	231,395



Axio Commercial
303.592.7300
leasing@axiore.com

AXIO Commercial Real Estate | 1060 Bannock St. Suite 300, Denver, CO 80204 | www.axiore.com

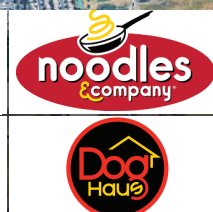
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DENVER TECH CENTER



E. Arapahoe Rd.



SITE



DOVE VALLEY



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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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