

FOR LEASE / GROUND LEASE

20299

**E SMOKY HILL RD.
CENTENNIAL, CO 80015**



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

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Availability

- Listing Type: For Lease / Ground Lease
- Pricing: Contact Broker
- Building SF: 5,000 SF
- Land Size: 1.2780 Acres
- Year Built: 2004

Traffic Counts

- Smoky Hill Rd: 35,721 VPD

Source: 2025 MPSI Estimate

Highlights

- Freestanding bank building with a drive-thru
- Extremely busy shopping center with over 1.9M annual visitors (Placer.ai). VASA Fitness and Big Blue anchors.
- High income demographics
- Great building signage and abundant parking
- Located right along Smoky Hill Rd, which carries over 35K vehicles per day.



745k Annual
Visitors

BigBlue
SWIM SCHOOL



scenthound.
the coder
SCHOOL

TBK
TASTE BUDS KITCHEN

Anthony's
PIZZA & PASTA

CHIPOTLE
MEXICAN GRILL

JJ
JUNIOR JONES

KUNG FU TEA
功夫茶

Smoky Hill Rd (35,721 VPD)



5,000 SF FOR LEASE / GROUND LEASE

BigBlue
SWIM SCHOOL

N.A.P.

VASA
FITNESS

Liquor Store

Aki Asian (Hot Pot)

B1 - B2

B3

- C1 Love Junkie Yoga
- C2 StateFarm
- C3 Crispy Cones
- C4 Scenthound Dog Grooming
- C5 Nail Salon
- C6 Peak Barber & Beauty
- C7 TBK TASTY BUDD KITCHEN
- C8 Perfect Teeth
- C9 Army Recruiting Center
- C10 Adio Chiropractic
- C11 Anthony's Pizza & Pasta
- C12 the coder SCHOOL

GAS
N.A.P.



N.A.P.

CHIPOTLE
MEXICAN GRILL

KUNG
FU
TEA

THE J.J. JONES
JUDO GYM

Premier Martial Arts

A1

A2

A3

A4

A5

PALM BEACH TAN

E. Smoky Hill Road (35,401 VPD)

Full Movement



Smoky Hill Rd. (35,721 VPD)



Great Clips



brakes plus

H&R BLOCK



BigBlue
SWIM SCHOOL



745k Annual
Visitors



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E SMOKY HILL RD.
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	1 Mile	3 Miles	5 Miles
Population	15,852	113,846	240,592
Average Household Income	\$180,325	\$161,171	\$143,571
Daytime Population	2,537	19,389	49,940



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