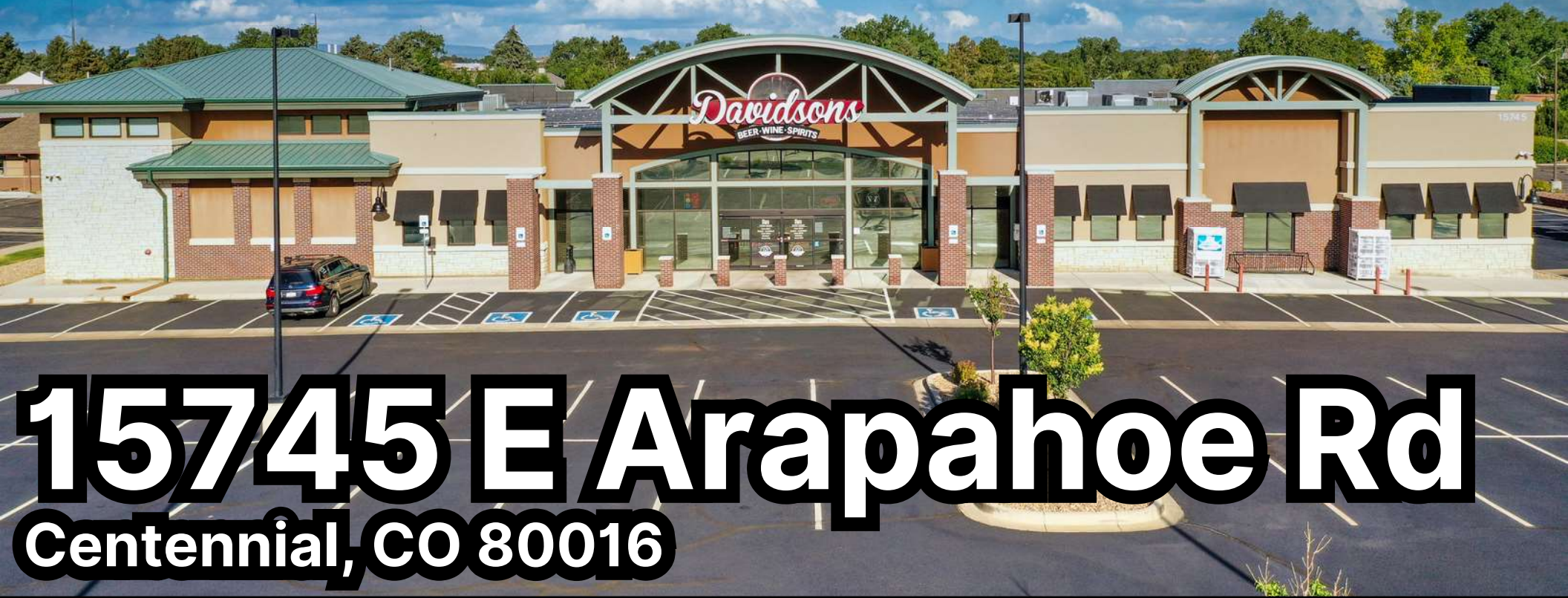


# COMMERCIAL BUILDING FOR SALE!

Asking Price: \$8,500,000



# 15745 E Arapahoe Rd

Centennial, CO 80016

**Ayad Toma**

**RE/MAX Leaders | Commercial Division**

(303) 946-9033 | [ayadtoma@comcast.net](mailto:ayadtoma@comcast.net)

12600 E Arapahoe Rd, Suite B, Centennial, CO 80112

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# Property Description

An outstanding opportunity to acquire a 56,000 SF building offering a wide range of potential uses, including a grocery store (with or without liquor sales), restaurant, retail showroom, automotive use, gas convenience store, office building, event center, place of worship, private club, indoor recreation facility, college, university, or vocational school, police or post office, public assembly venue, bed and breakfast, indoor entertainment venue, health club, hospital, clinic, pharmacy, medical laboratory, or veterinary practice/training facility, among many other permitted and conditional uses.

## The well-designed layout includes:

- 27,300 SF of retail space.
- 1,400 SF of second-story office area.
- 27,300 SF of basement space with freight elevator and conveyor belt.
- All situated on 2.2 acres with ample customer parking (130 spaces) and two covered delivery docks offering convenient loading and unloading.



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# PROPERTY OVERVIEW

Building Size: 28,700 SF + 27,300 SF Basement

Lot Size: 2.22 Acres

Zoning: (CG) Commercial General

Year Built: 2017

## Property Highlights

- Prime visibility on the NEC of E. Arapahoe Rd (80,382 vehicles per day, 2025) and S. Parker Rd (69,217 vehicles per day, 2025).
- Ample customer parking with 130 spaces available.
- Digital Pylon sign on E Arapahoe Rd.
- The basement storage area features nice, finished flooring and lighting, and is equipped with a freight elevator and conveyor belt.
- The entire building is equipped with a fire sprinkler system, security cameras, and a security alarm.



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# Photos-Interior Retail Space



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# Photos-Humidator Room

## Cigar Humidator Room Interior



## Cigar Humidator Room Entrance



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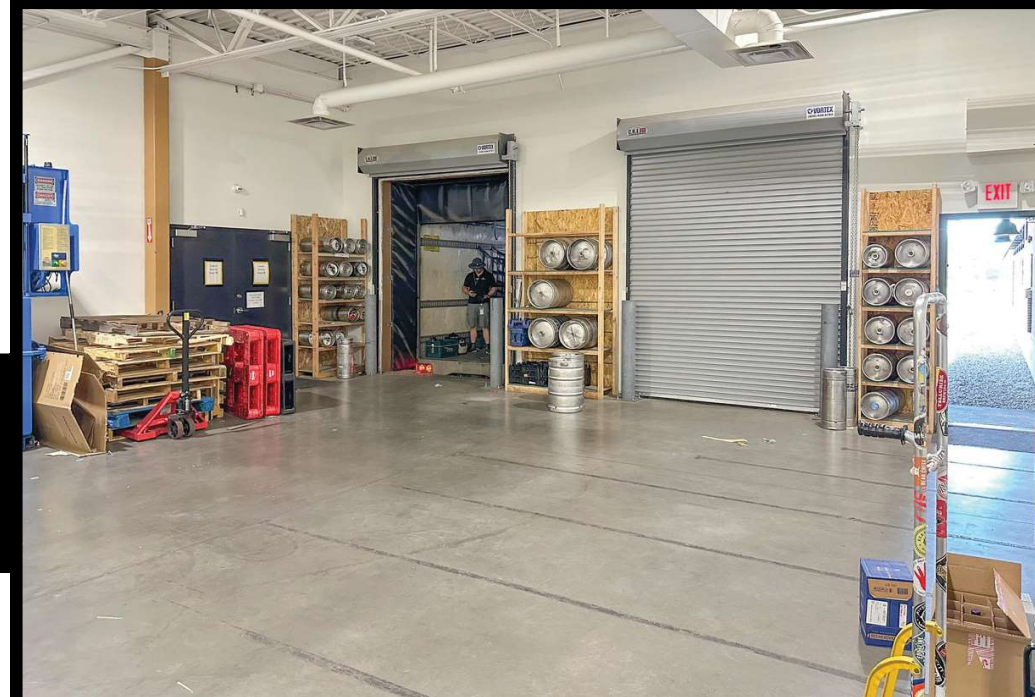
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# Photos



**Tasting  
Room**

**Loading Area  
Storage**



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# Photos-2 Covered Loading Docks



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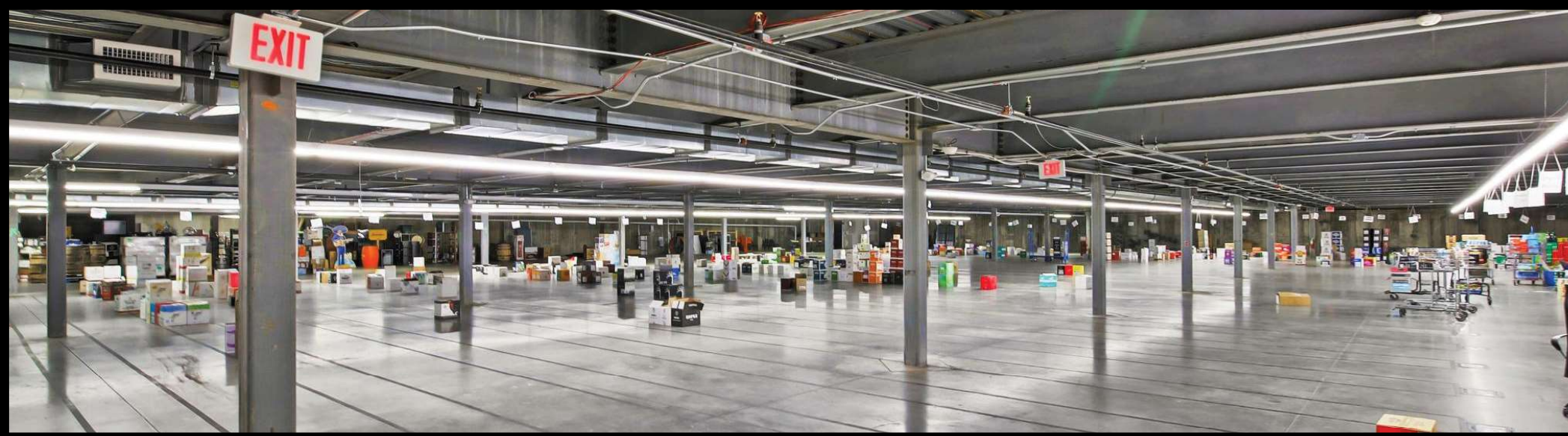
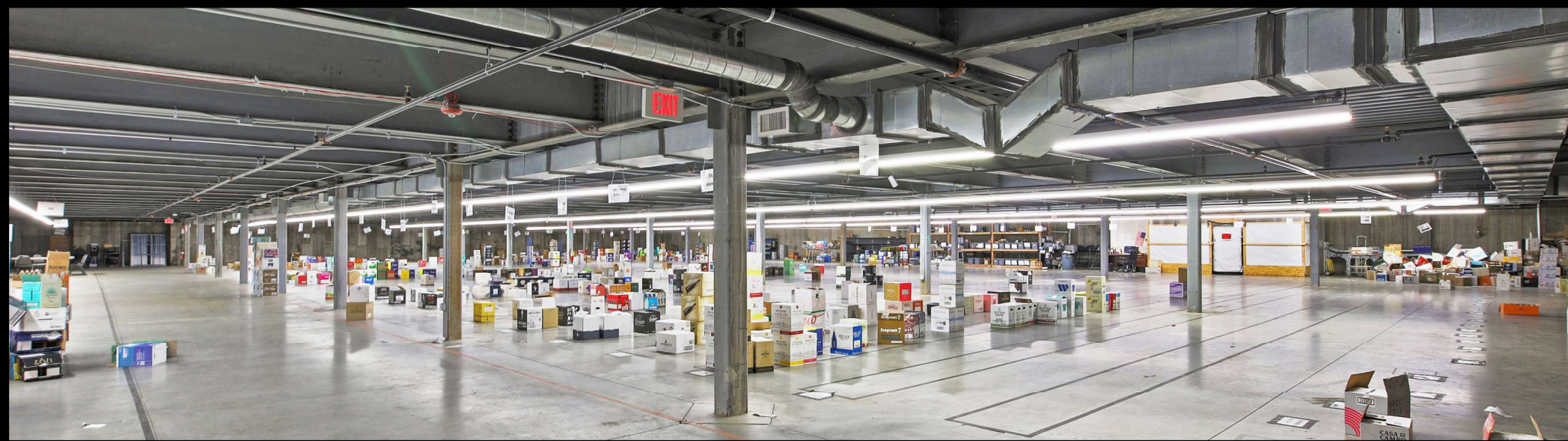
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# Photos- Basement Storage



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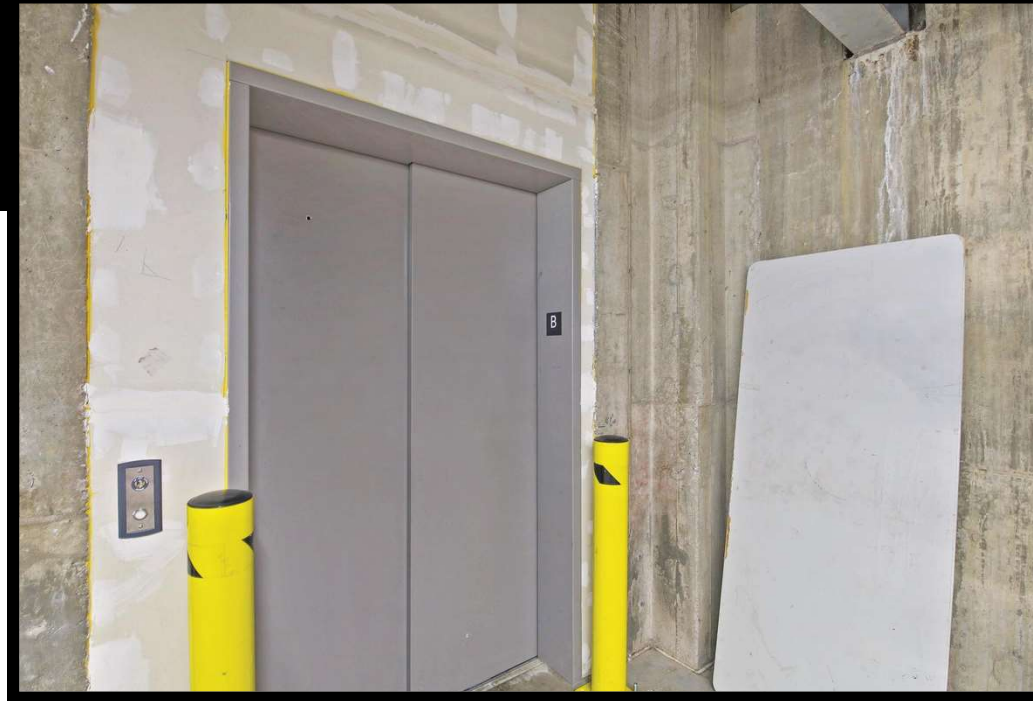
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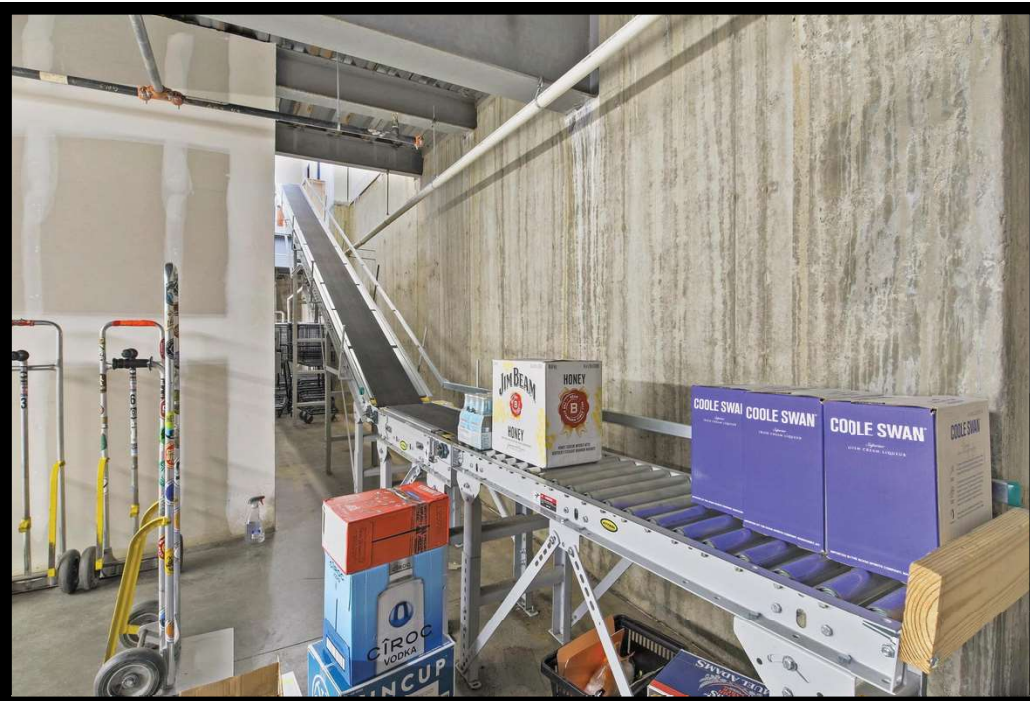
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# Photos-Basement Storage

## Basement Storage Elevator



## Basement Storage Conveyor Belt



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# Area Map, Demographics & Traffic Map



Please inquire for further details and to schedule a private tour

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