

Two Standalone Commercial Buildings for Sale

1 E Euclid Ave. & 6590 S Broadway | Centennial, CO 80121



Owner-User, Investment or Redevelopment Opportunity in Centennial

A unique opportunity to acquire two adjacent commercial properties along the established South Broadway corridor in Centennial. Located directly next to one another, the properties can be purchased as a complementary two-building offering with flexibility for continued commercial use, owner occupancy, investment, or future redevelopment.

Inquire for pricing information



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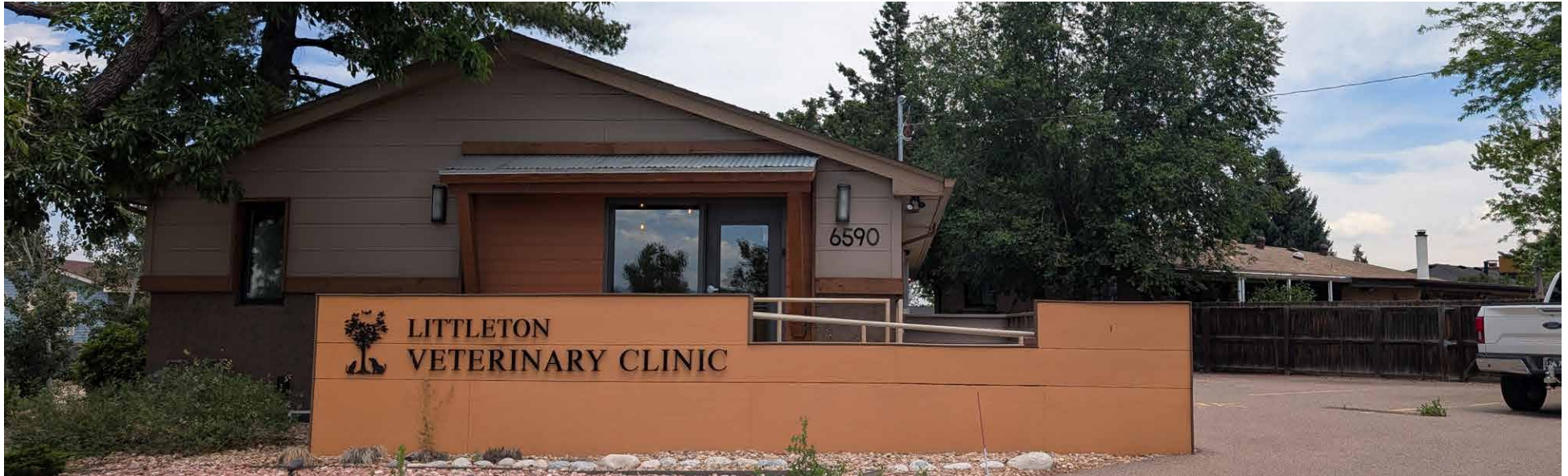


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6590 S Broadway



PROPERTY HIGHLIGHTS

- Fully built-out, standalone veterinary clinic
- Recently renovated
- 1,746 SF main level + 1,275 SF lower level
- Built in 1959
- Situated on 0.248 acres
- Approximately 15 shared on-site parking spaces
- Excellent exposure along South Broadway
- Strong daily traffic counts
- Easy access to C-470 and surrounding neighborhoods

STANDALONE VETERINARY CLINIC

Turnkey veterinary facility positioned along one of Centennial's busiest commercial corridors. This freestanding building has recently been renovated and offers excellent visibility, dedicated parking, and a functional medical layout that allows an operator to begin serving clients with minimal renovation.

Whether you're expanding an existing practice or establishing a new location, this property provides a rare opportunity to own a standalone healthcare facility in a high-demand trade area.

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1 E Euclid Avenue



PROPERTY HIGHLIGHTS

- Standalone commercial building
- Existing dog grooming salon
- Approximately 1,188 SF main level*
- Additional lower level of approximately equal size*
- Built in 1959
- Convenient Centennial location
- Shared on-site parking
- Excellent owner-user opportunity

ESTABLISHED STANDALONE COMMERCIAL BUILDING

Located just west of South Broadway, this freestanding commercial building offers an efficient layout with an existing dog grooming salon build-out. The property provides flexibility for a variety of commercial users including pet services, medical, wellness, office, or personal service businesses.

Its neighborhood setting, convenient access, and standalone identity make it an attractive opportunity for owner-users looking to invest in their own location.

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LOCATION ADVANTAGES

- Prime Centennial locations
- Minutes from C-470 and Arapahoe Road
- Strong surrounding residential population
- High visibility and convenient customer access
- Daily traffic exposure along South Broadway
- Established commercial corridor
- Nearby retail, restaurants, and neighborhood services

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