



## For Lease Shops at Centennial

12023-12073 E Arapahoe Rd  
Centennial, CO 80112

### Property Specifications

SPACE AVAILABLE

**B120 - 1,392 SF**

SPACE TYPE

**Former QSR**

RATE

**Contact Broker**

OPEX

**\$22.35/SF NNN**

OWNED BY



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### About the Property

- 1,392 SF - Former Subway restaurant space
- Nearly 40,000 people passing the center each day on Arapahoe Road
- Close proximity to the Denver Tech Center with nearly 250,000 employees working on-site each day

### Demographics

|                       | 1 Mile    | 3 Miles   | 5 Miles   |
|-----------------------|-----------|-----------|-----------|
| Population            | 4,329     | 62,054    | 258,009   |
| Daytime Population    | 15,171    | 149,352   | 362,799   |
| Avg. Household Income | \$238,933 | \$174,190 | \$162,261 |
| Estimated Households  | 1,551     | 25,839    | 107,644   |

Year: 2026 | Source: esri

### Traffic Counts

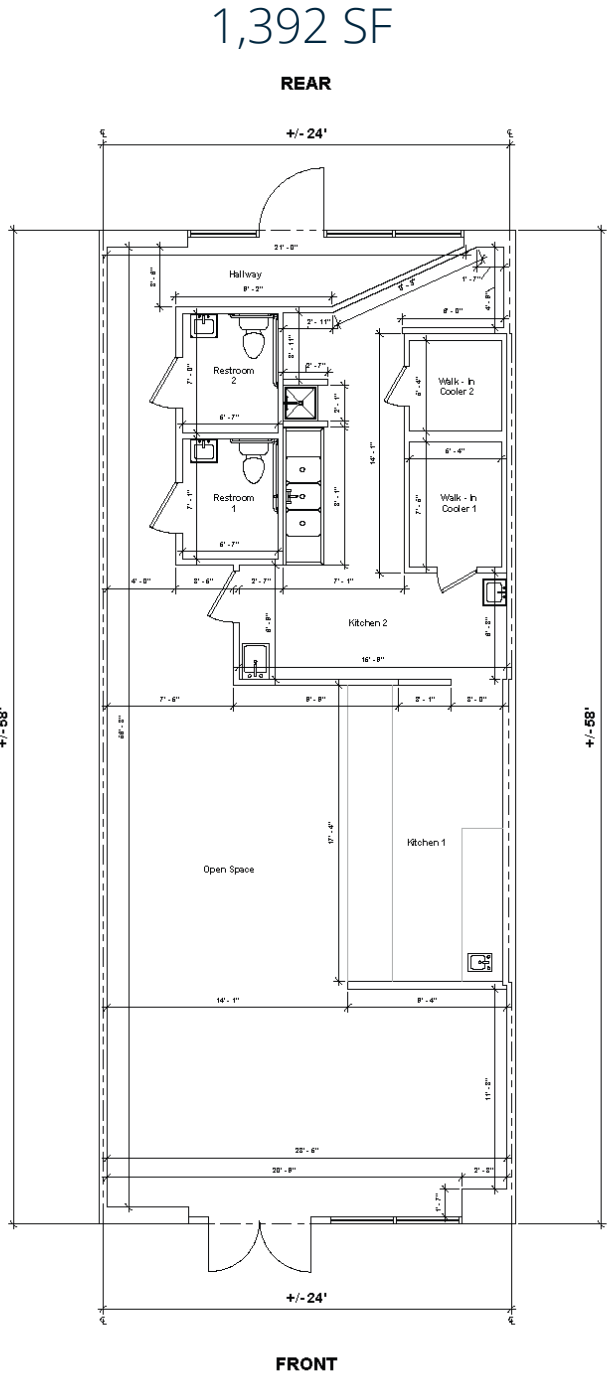
|               |            |
|---------------|------------|
| Arapahoe Road | 38,199 VPD |
| Peoria Street | 13,350 VPD |

Year: 2024 | Source: drcog



| #           | TENANT           | SIZE (SF)    |
|-------------|------------------|--------------|
| A100        | Noodles & Co.    | 2,628        |
| A120        | Dog Haus         | 2,030        |
| A140        | Poke House       | 1,517        |
| B100        | Gems Vet UC      | 2,333        |
| <b>B120</b> | <b>AVAILABLE</b> | <b>1,392</b> |
| B140        | Shanghai Garden  | 3,145        |
| B160        | Chipotle         | 2,840        |









## Area Snapshot

### Population

|                                  | 1 MILE | 3 MILES | 5 MILES |
|----------------------------------|--------|---------|---------|
| 2026 Estimated Population        | 4,329  | 62,054  | 258,009 |
| 2031 Projected Population        | 4,423  | 64,628  | 268,577 |
| Proj. Annual Growth 2026 to 2031 | 0.43%  | 0.82%   | 0.81%   |

### Daytime Population

|                         |        |         |         |
|-------------------------|--------|---------|---------|
| 2026 Daytime Population | 15,171 | 149,352 | 362,799 |
| Workers                 | 13,496 | 124,573 | 249,924 |
| Residents               | 1,675  | 24,779  | 112,875 |

### Income

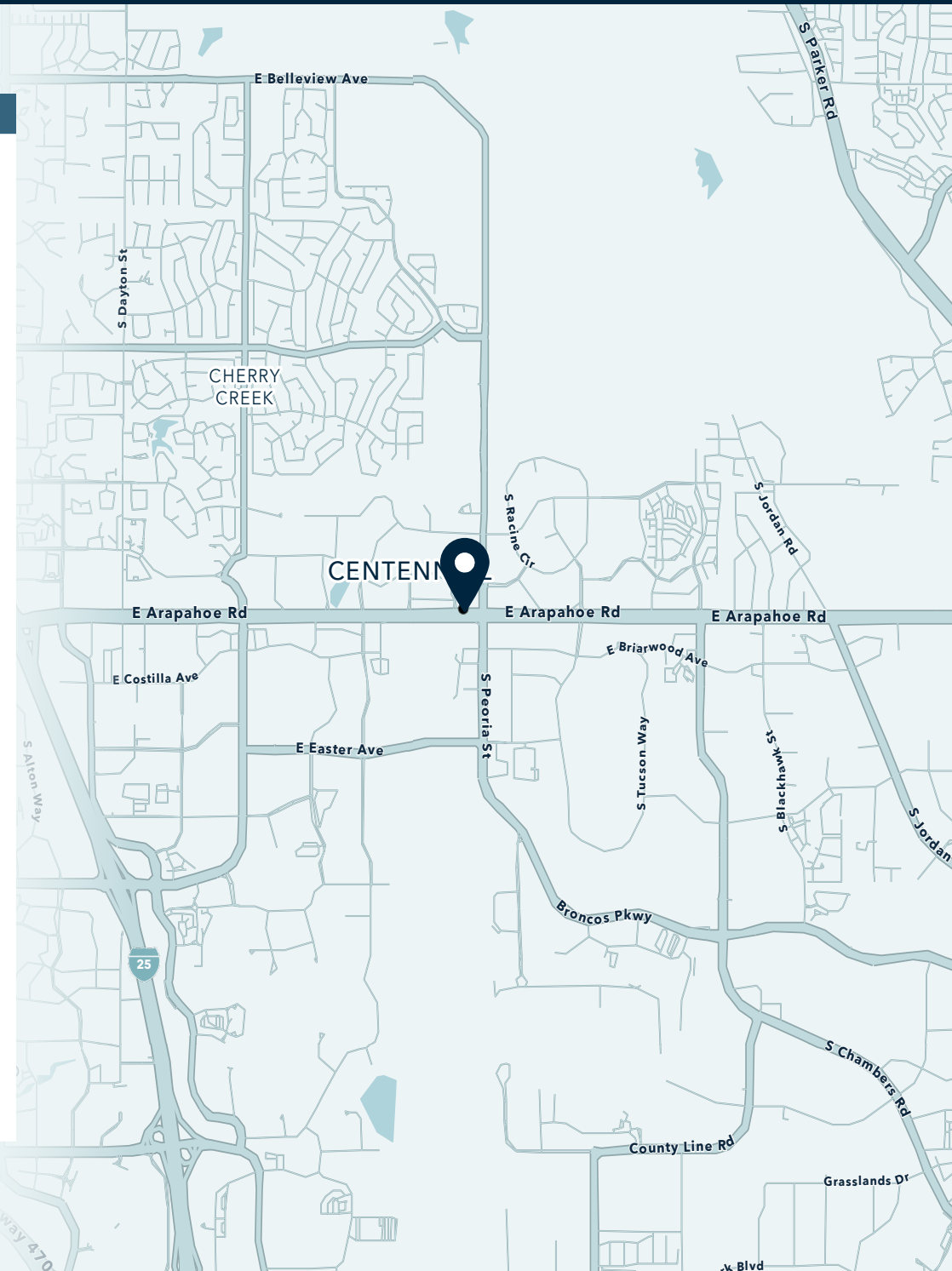
|                                    |           |           |           |
|------------------------------------|-----------|-----------|-----------|
| 2026 Est. Average Household Income | \$238,933 | \$174,190 | \$162,261 |
| 2026 Est. Median Household Income  | \$192,035 | \$121,853 | \$117,939 |

### Households & Growth

|                                  |       |        |         |
|----------------------------------|-------|--------|---------|
| 2026 Estimated Households        | 1,551 | 25,839 | 107,644 |
| 2031 Estimated Households        | 1,590 | 27,254 | 113,101 |
| Proj. Annual Growth 2026 to 2031 | 0.50% | 1.07%  | 0.99%   |

### Race & Ethnicity

|                                             |     |     |     |
|---------------------------------------------|-----|-----|-----|
| 2026 Est. White                             | 61% | 65% | 67% |
| 2026 Est. Black or African American         | 2%  | 6%  | 6%  |
| 2026 Est. Asian or Pacific Islander         | 25% | 14% | 11% |
| 2026 Est. American Indian or Native Alaskan | 1%  | 1%  | 1%  |
| 2026 Est. Other Races                       | 11% | 14% | 15% |
| 2026 Est. Hispanic (Any Race)               | 7%  | 12% | 14% |



**Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





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