

8200

S QUEBEC ST #A005

CENTENNIAL, CO 80112

\$3,462.56 PER MONTH

LEASE RATE



SUBLEASE: 1,013 SF

EXPIRES AUGUST 2027

EASY ENTREES  
*By Silver Spoons*

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 **UNIQUE**  
PROPERTIES



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# PROPERTY HIGHLIGHTS

Address	8200 S Quebec Street, Unit A005
City, State, Zip	Centennial, CO 80112
Lease Rate	\$3,462.56 per month
Unit A005 Size	1,013 SF
Total Building Size	86,947 SF
Parking	7.23/1000
Year Built	1985/ 1992

## PROPERTY DESCRIPTION

Prime retail opportunity located at 8200 S Quebec St in Centennial, Colorado. This well-positioned space offers excellent visibility and convenient access within a high-traffic neighborhood center anchored by VASA Fitness, driving consistent daily foot traffic throughout the day. The property features strong storefront presence along with dedicated outdoor seating, making it an ideal fit for restaurant, café, or specialty retail users seeking a vibrant, community-oriented location in the heart of Centennial.

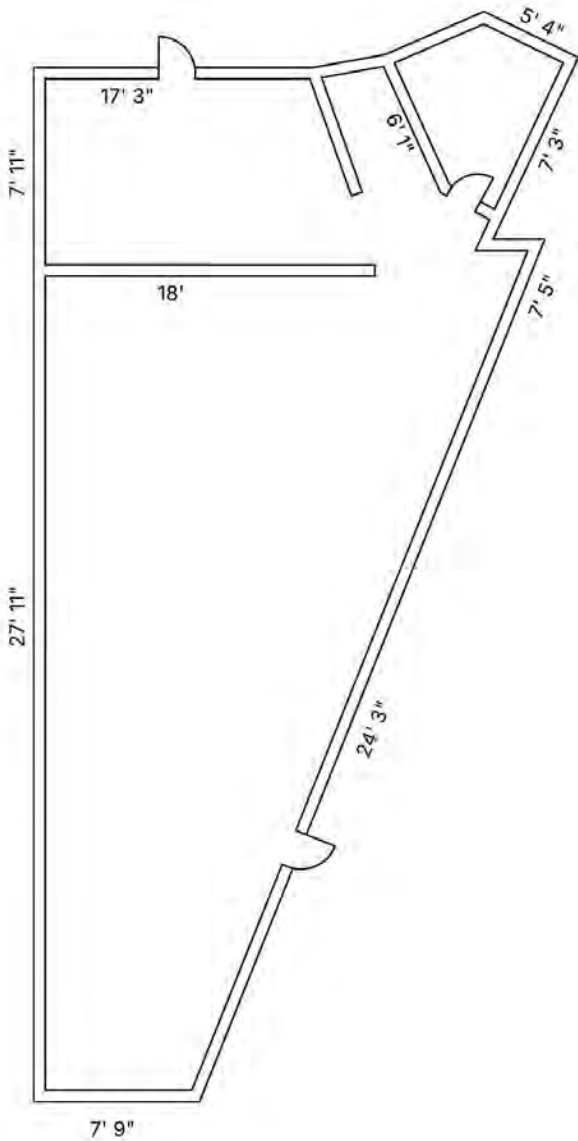
- Exterior signage
- Sublease expires September 2027
- Private restroom for exclusive use.
- Shared outdoor seating area for customer enjoyment.
- Coolers available for sale or lease.



# ADDITIONAL PHOTOS

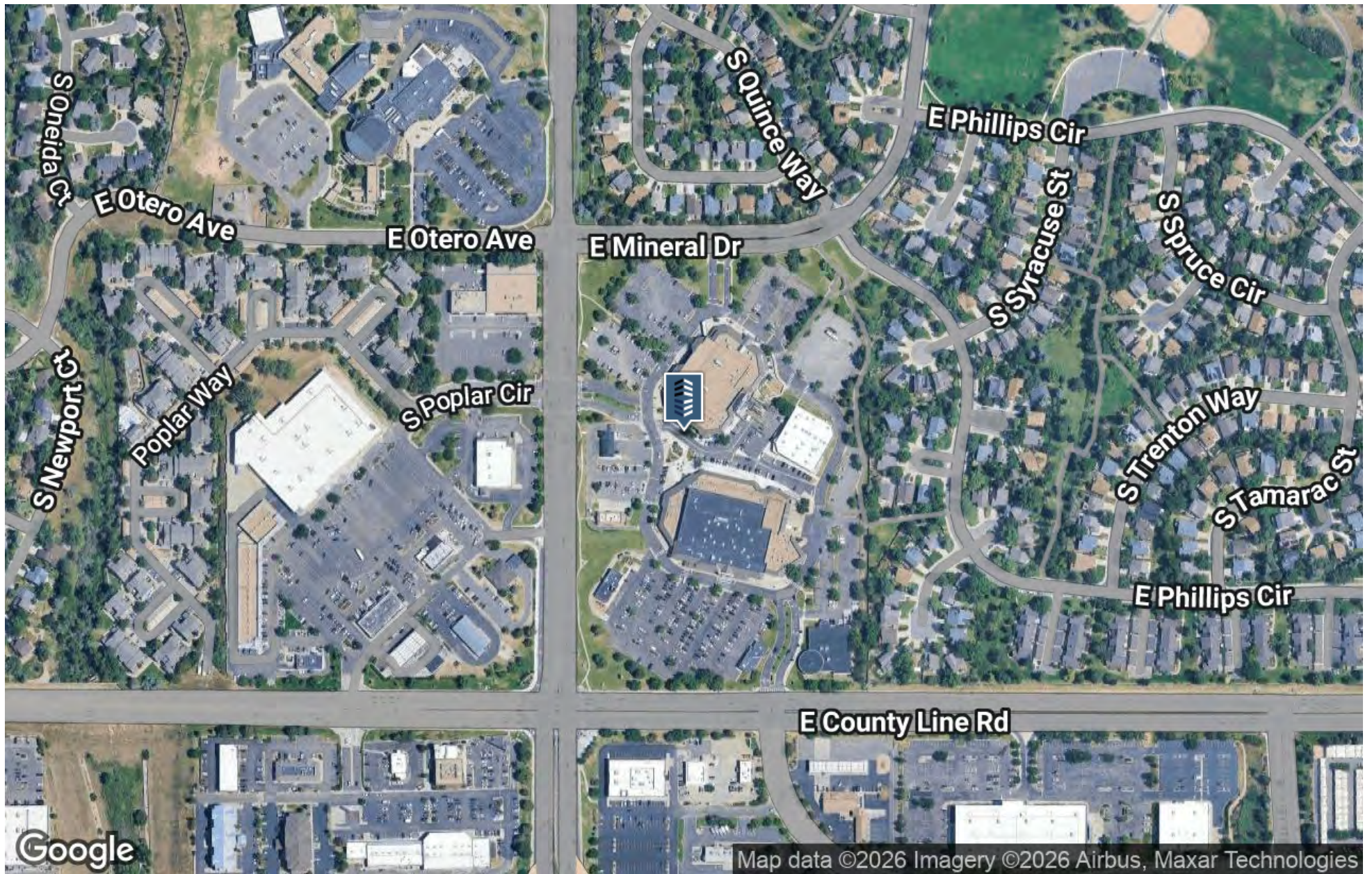


# FLOOR PLANS



\*\*\* Measurements are approximate. Need to be confirmed.

# LOCATION MAP



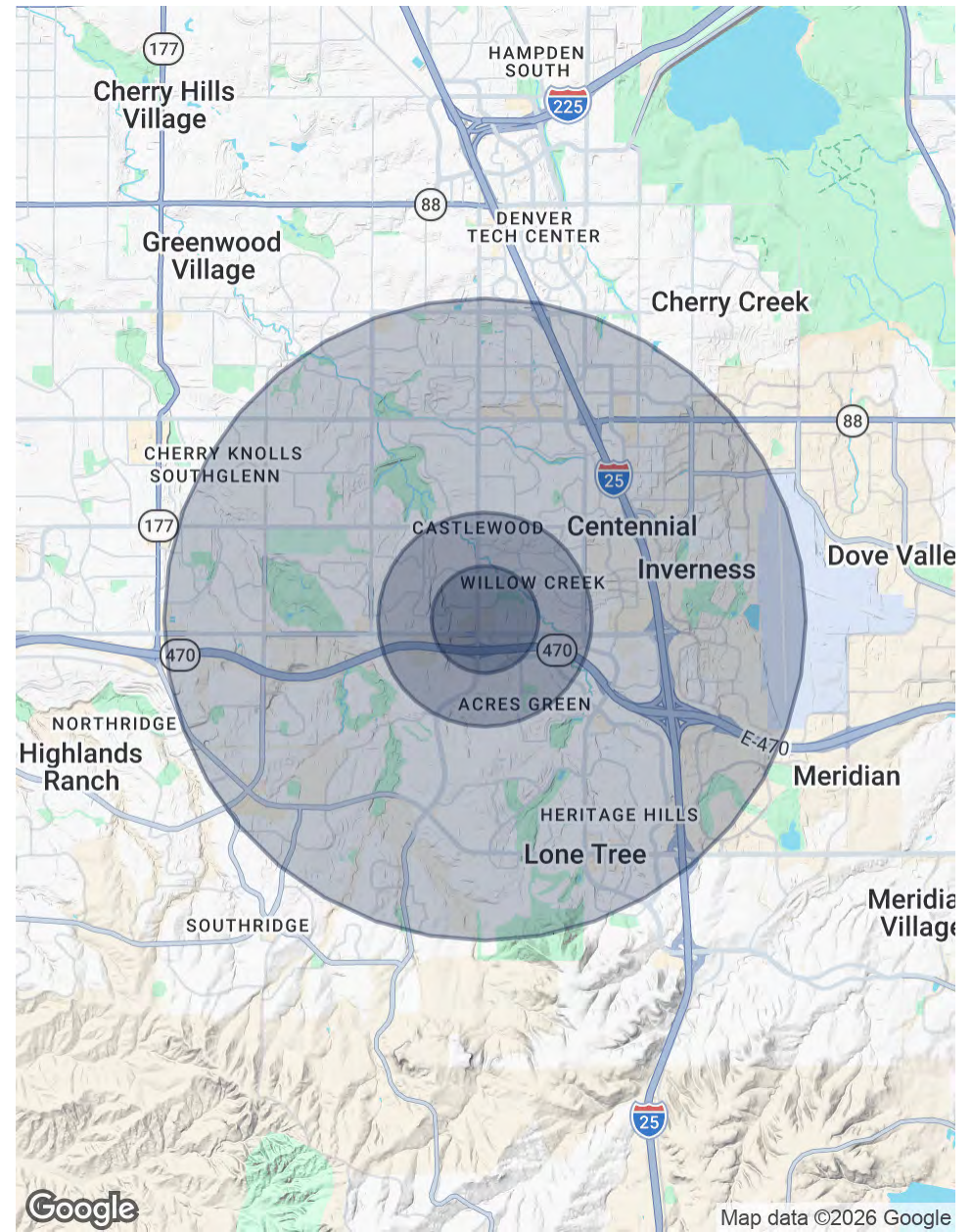
# DEMOGRAPHICS MAP & REPORT

<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>3 MILES</b>
Total Population	3,123	13,635	100,837
Average Age	42.2	40.9	41.3
Average Age (Male)	42.6	39.3	40.7
Average Age (Female)	43.4	41.8	42.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>3 MILES</b>
Total Households	1,329	5,590	42,631
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$171,890	\$175,907	\$162,283
Average House Value	\$614,560	\$666,903	\$686,891

2023 American Community Survey (ACS)





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