

RESTAURANT SPACE FOR LEASE

SOUTHGATE Shopping Center

6802 SOUTH YOSEMITE STREET | CENTENNIAL, CO 80112



TOTAL AVAILABLE
4,336 SF

RENTAL RATE
\$22.00/SF

NNN
\$10.50/SF

Do Not Disturb Tenant - Contact Broker to Set Up All Showings



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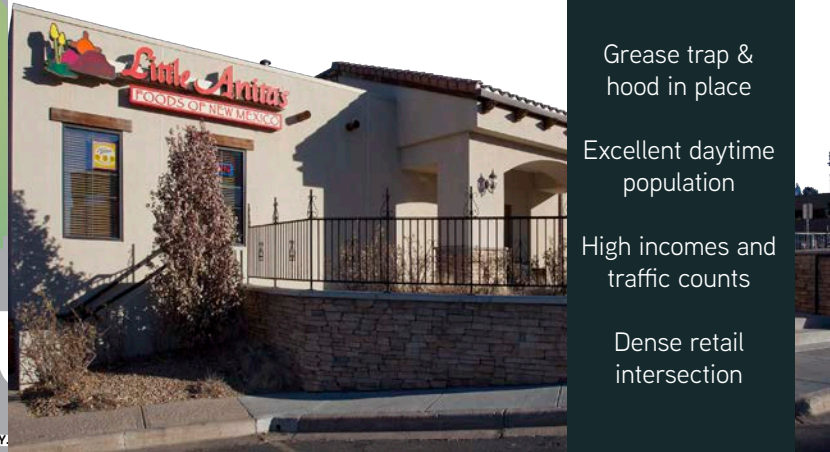
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HIGHLIGHTS

- Restaurant space available!
- Grease trap & hood in place
- Excellent daytime population
- High incomes and traffic counts
- Dense retail intersection

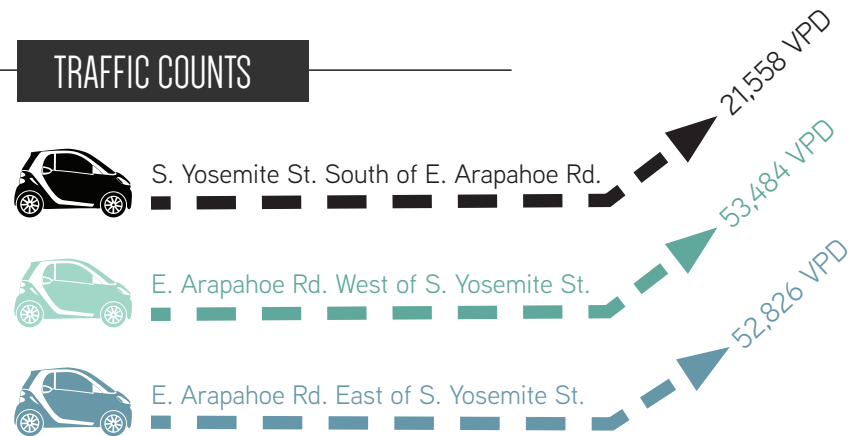
BUILDING SITE PLAN



TENANT LIST

- | | | | |
|---|-----------------------------|----|---------------------------|
| 1 | 7-Eleven | 10 | B. R. Goodhair |
| 2 | Shoe Repair | 11 | Personal Training |
| 3 | Egg & I | 12 | Englewood Lock & Safe |
| 4 | Paradise Cleaners | 13 | Nail Salon |
| 5 | Freddy's Cuisine | 14 | AVAILABLE 1,180 SF |
| 6 | Dr. Phillip Nickell | 15 | AVAILABLE 1,180 SF |
| 7 | Paw Prints, LLC | 16 | Juicy Burgers & Dogs |
| 8 | A+ Hardwood Floors | 17 | AVAILABLE 4,336 SF |
| 9 | Public Service Credit Union | | |

TRAFFIC COUNTS



Source: MPSI 2017 Estimates

CONTACT US



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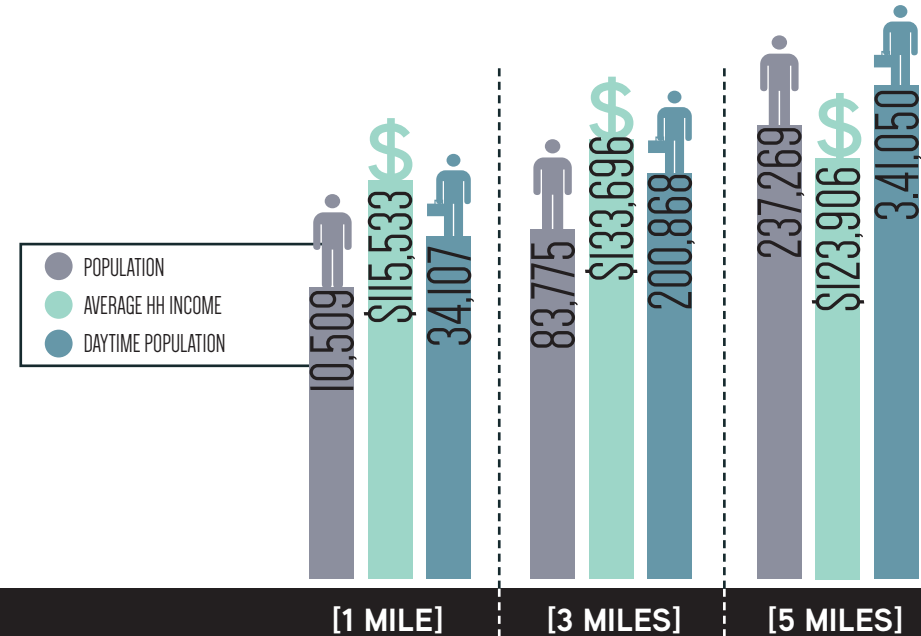
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DEMOGRAPHICS



Source: ESRI 2018 Estimates