



600-2,400 SF Retail Spaces for Lease

Piney Creek Center | 16748 East Smoky Hill Road | Centennial, CO

Property Overview:

Spaces Available:	3,000 SF
Unit 10D:	2,400 SF
Unit 11F:	600 SF
Lease Rate:	\$22.00-\$25.00/SF
Lease Type:	NNN
NNN Rate:	\$9.70/SF

- Walmart-anchored shopping center featuring online order and pick-up in-store facility
- Great tenant mix with local, regional and national tenants
- Co-tenants include Midas, Burger King, Taco Bell, Bank of the West and Key Bank
- Strong retail corridor of Southwest corner of Smoky Hill Buckley
- Great access and ample shared parking

Contact



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PINEY CREEK CENTER

Unit	Tenant
9A	Phở 97
9B	Wanna Poké
9C	The UPS Store
9D	Kacey's Cleaners
9E	Piney Creek Hair Salon
9B	Imagirifk Ice Cream
10B	Jumping Jack Cash
10D	2,400 SF AVAILABLE
11C	Toley's on the Creek
11D	Sunny Nails
11F	600 SF AVAILABLE
11G	Forever Flowers
11H	Aurora Vape & Glass
11I	Mexican restaurant

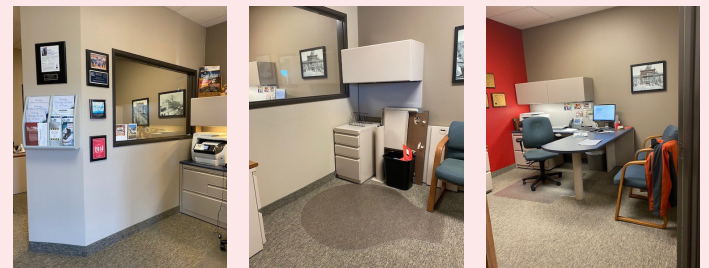
Unit 10D - 2,400 SF

- Turnkey retail/medical office; former Urgent Care
- Space consists of reception area, eleven offices/ treatment rooms, three bathrooms
- Great for chiropractic, massage, or physical therapy practice, boutique gym, yoga or pilate studio and other medical or retail users



Unit 11F - 600 SF

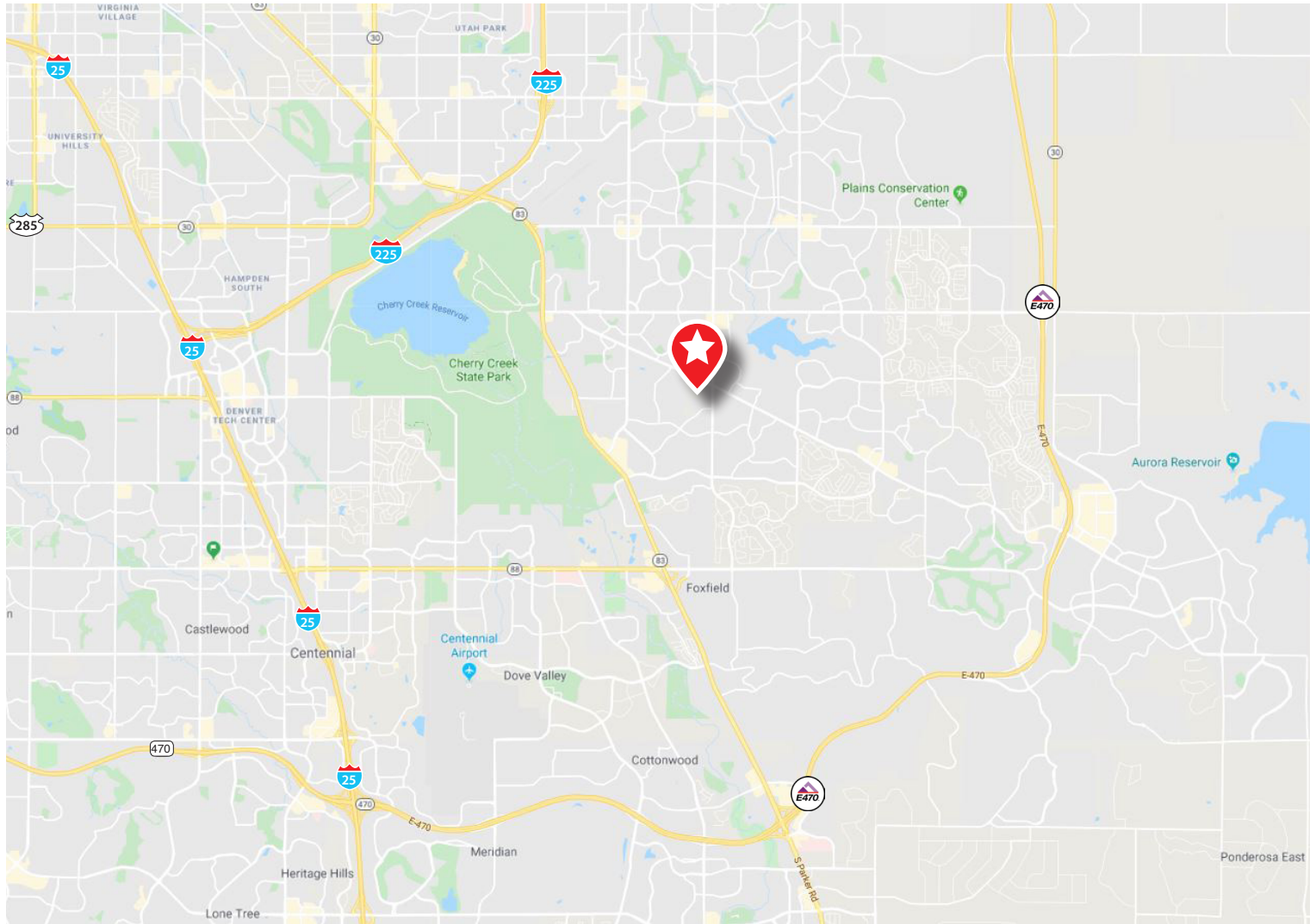
- Like new retail/office space; former State Farm office
- Space consists of reception area, two offices, filing room and one bathroom
- Great for a financial planner, insurance company, accountant, attorney or other professional users



Contact



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Demographics

Population	1 mile	3 miles	5 miles
2024 Projection	19,557	131,032	301,948
2019 Estimate	18,541	124,447	286,953
Growth 2019-2024	5.48%	5.29%	5.23%
Median Age	37.10	36.40	36.20
Households	1 mile	3 miles	5 miles
2024 Projection	6,962	46,110	112,241
2019 Estimate	6,611	43,901	106,855
Household Income	1 mile	3 miles	5 miles
2019 Average	\$113,962	\$106,831	\$98,922
2019 Median	\$92,364	\$89,212	\$80,685

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