

8181 S. Quebec Street

Centennial, Colorado



Quebec Village Shopping Center

As exclusive agents, we are pleased to offer the following space for lease:

Retail For Lease

Space Available:

- ◆ 3,960 SF - out parcel @ \$22.00/SF NNN (can be divided)
- ◆ 2,800 SF - inline @ \$20.00/SF NNN

Property Highlights

- ◆ Join Hobby Lobby, Starbucks, Stein Mart, Walgreens, Chase Bank, Allstate and other fine national and local tenants
- ◆ Outstanding demographics
- ◆ 5-10 year lease terms
- ◆ NWC of County Line Road and Quebec Street



Demographics:

	1 Mile	3 Miles	5 Miles
Population:	13,440	105,225	200,410
Average Household Income:	\$98,950	\$105,062	\$112,320
Daytime Population:	14,155	131,060	241,375

**Newmark Grubb
Knight Frank**

Retail

Susan Karsh 303.260.4315 skarsh@ngkf.com

www.ngkf.com/retail

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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Details

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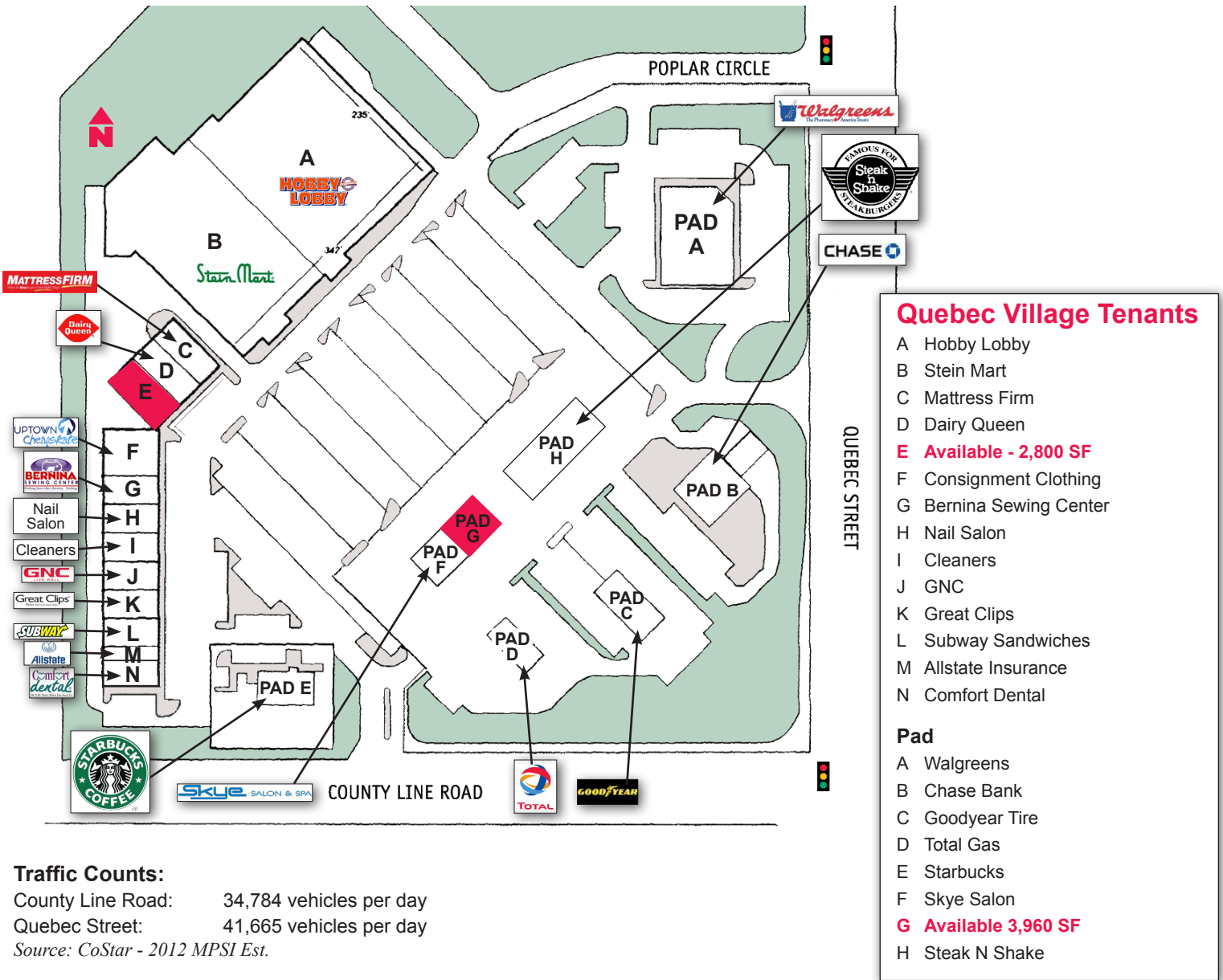
Parking: Ample

Taxes, Insurance & Common Maintenance: \$6.26/SF

Development Size: 112,228 SF

Escalations or Other Clauses: Annual

Site Plan



Traffic Counts:

County Line Road: 34,784 vehicles per day
 Quebec Street: 41,665 vehicles per day

Source: CoStar - 2012 MPSI Est.