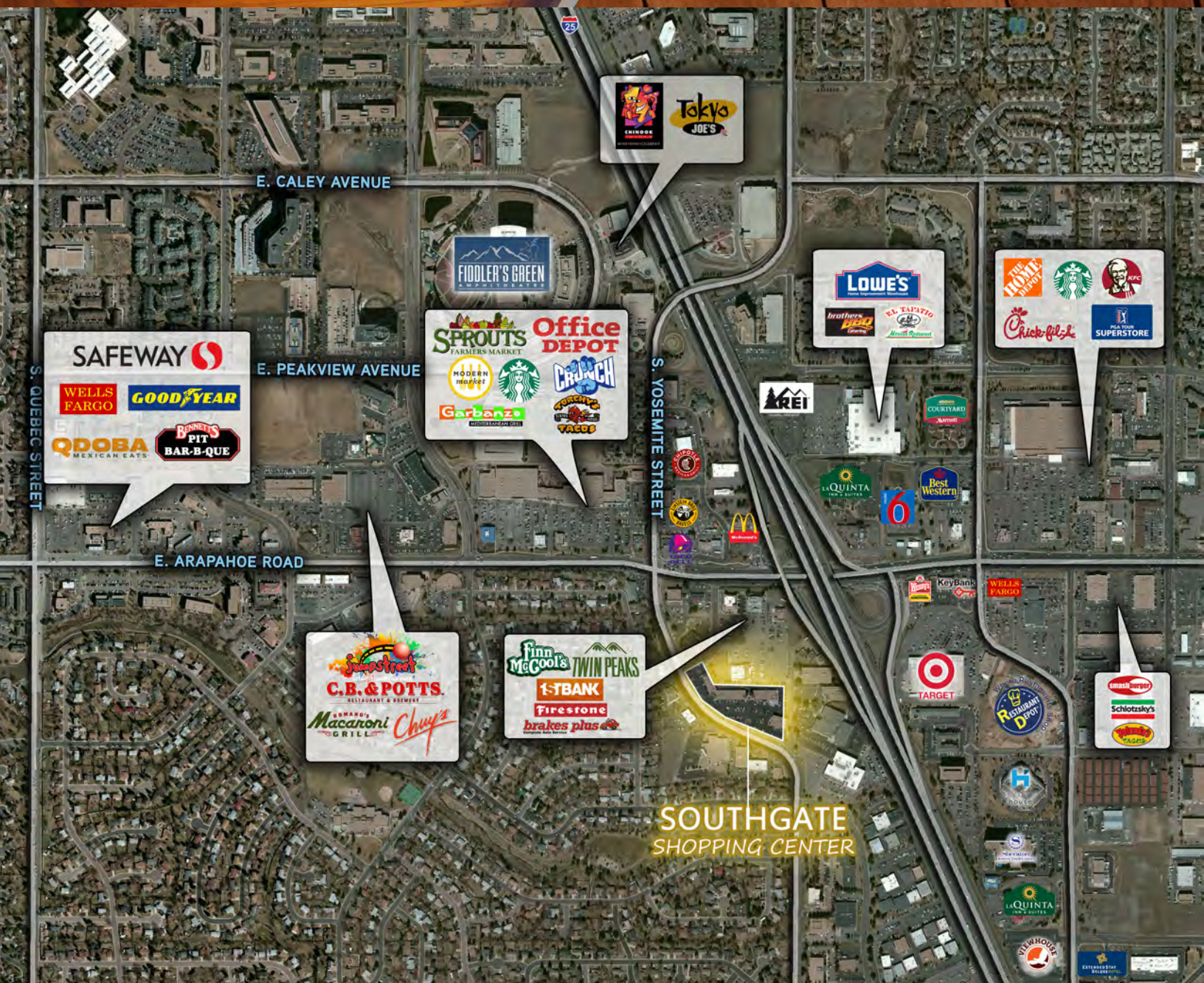


YOUR NAME HERE

RETAIL SPACE FOR LEASE

# SOUTHGATE SHOPPING CENTER

6802 SOUTH YOSEMITE STREET | CENTENNIAL, CO 80112



1,180 - 4,436 SF  
SF AVAILABLE

\$22.00/SF  
RENTAL RATE

\$10.50/SF  
NNN



JASON F. KINSEY  
303 283 4598  
JASON.KINSEY@COLLIERS.COM



No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

4643 SOUTH ULSTER STREET | SUITE 1000 | DENVER, CO 80237



RETAIL SPACE FOR LEASE

# SOUTHGATE SHOPPING CENTER

6802 SOUTH YOSEMITE STREET | CENTENNIAL, CO 80112



1,180 - 4,336 SF available

End-cap restaurant space available

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 |    |                       |

## DEMOGRAPHICS

Source: ESRI 2017 Estimates

POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION
11,499	\$110,284	36,272 <small>1 MILE</small>
82,735	\$132,700	201,620 <small>3 MILES</small>
234,954	\$121,050	342,684 <small>5 MILES</small>

## TRAFFIC COUNTS

Source: MPSI 2016 Estimates

S. YOSEMITE ST. SOUTH OF ARAPAHOE RD.:	21,558 VPD
E. ARAPAHOE RD. EAST OF S. YOSEMITE ST.:	52,826 VPD
E. ARAPAHOE RD. WEST OF S. YOSEMITE ST.:	51,214 VPD



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