

YOUR NAME HERE

RETAIL SPACE FOR LEASE

SOUTHGATE SHOPPING CENTER

6802 SOUTH YOSEMITE STREET | CENTENNIAL, CO 80112



2,360 SF
SF AVAILABLE

\$22.00/SF
RENTAL RATE

\$10.00/SF
NNN



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



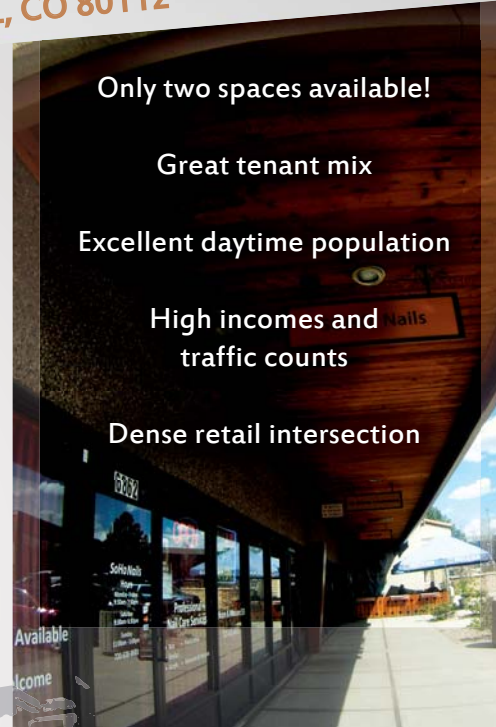
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BUILDING SITE PLAN



TENANT LIST

- | | | | |
|---|-----------------------------|----|---------------------------|
| 1 | 7-Eleven | 10 | B. R. Goodhair |
| 2 | Shoe Repair | 11 | SG Tailor & Alteration |
| 3 | Egg & I | 12 | Englewood Lock & Safe |
| 4 | Paradise Cleaners | 13 | Nail Salon |
| 5 | Juicy Burgers & Dogs | 14 | AVAILABLE 1,180 SF |
| 6 | Dr. Phillip Nickell | 15 | Denver Angler |
| 7 | Paw Prints, LLC | 16 | Karl's Deli |
| 8 | AVAILABLE 1,180 SF | 17 | Little Anita's |
| 9 | Public Service Credit Union | | |

DEMOGRAPHICS

Source: ESRI 2015 Estimates

POPULATION	AVERAGE HH INCOME	DAYTIME POPULATION
10,362	\$97,835	27,421
76,610	\$125,005	152,843
221,591	\$114,251	221,282
		1 MILE
		3 MILES
		5 MILES

TRAFFIC COUNTS

Source: MPSI 2014 Estimates

S. YOSEMITE ST. SOUTH OF ARAPAHOE RD.:	16,453 VPD
E. ARAPAHOE RD. EAST OF S. YOSEMITE ST.:	56,670 VPD
E. ARAPAHOE RD. WEST OF S. YOSEMITE ST.:	51,214 VPD



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