

6825

S. Galena St.
Centennial, CO 80112

FOR LEASE



BUELL

David Foley DFoley@Buellco.com 303.229.8643 (cell)

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50 S. Steele St, Suite 100 Denver, CO 80209



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FEATURES



\$21/SF - \$22/SF

Lease Rate



±1,141 SF

Suite #201

±2,676 SF

Suite #250
Physical Therapy
Space

2017

Building Renovated



**Stand Alone,
Class B**

Property / Building
Type

3.30:1000

(136 Parks)

Parking Ratio

Suite #250 Buildout

- Former Physical Therapy space
- Suite is a great turn key option for another Physical Therapist
- Suite has it's own separate entrance straight off the main parking lot (see floor plan)

Building/Property Information

- Three story building with elevator and stair access
- Easy access to I-25 via Arapahoe Rd.
- Less than 3 Miles from Centennial Airport
- Conveniently located near hotels, restaurants, golf courses and retail
- Area is a great alternative to the Denver Tech Center, only 10 minutes away



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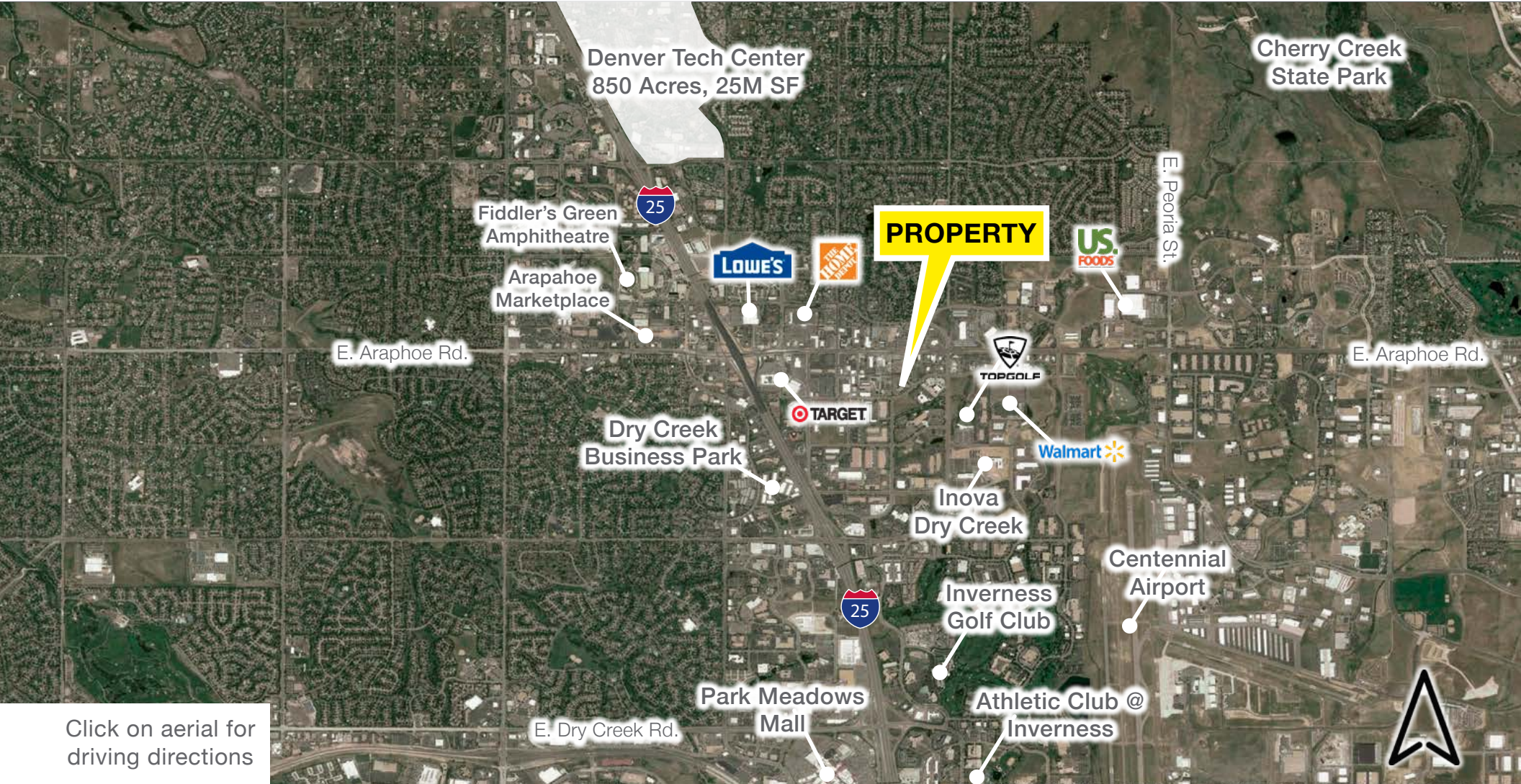
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AERIAL



Click on aerial for driving directions

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LOCATION



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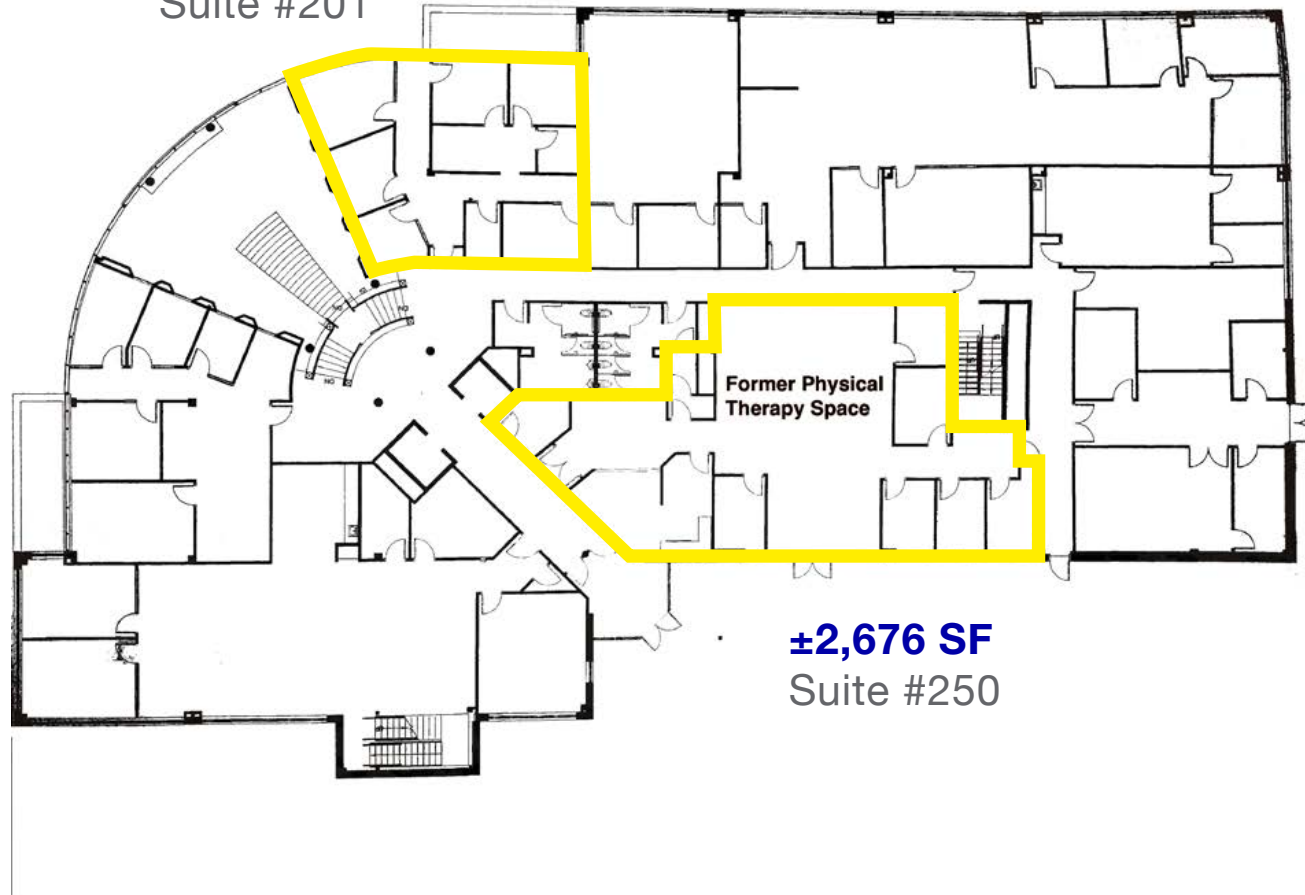
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FLOOR PLATE

±1,141 SF
Suite #201



±2,676 SF
Suite #250

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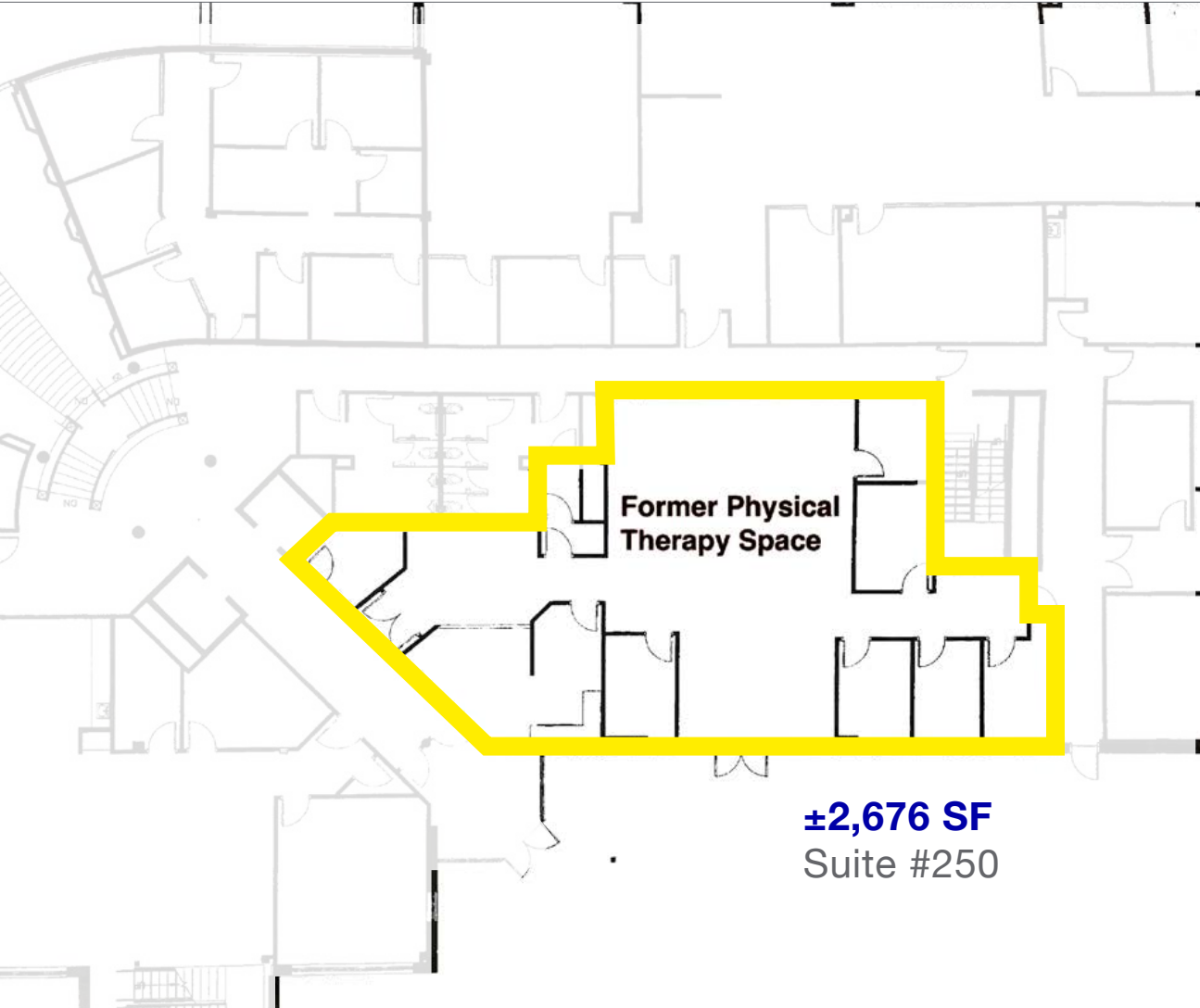
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SUITE 250 FLOOR PLAN



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DEMOS



	1 Mile	3 Mile	5 Mile
2017 Estimated Population	9,495	71,066	245,427
2022 Projected Population	10,188	75,914	264,150
2010 Census Population	7,956	58,228	207,399
2000 Census Population	6,501	51,210	176,257
Projected Annual Growth 2017 to 2022	1.5%	1.4%	1.5%
Historical Annual Growth 2000 to 2017	2.7%	2.3%	2.3%



	1 Mile	3 Mile	5 Mile
2017 Est. HH Income \$200,000 or More	9.6%	10.8%	10.1%
2017 Est. HH Income \$150,000 to \$199,999	16.7%	19.5%	18.6%
2017 Est. HH Income \$100,000 to \$149,999	16.6%	14.5%	14.2%
2017 Est. HH Income \$75,000 to \$99,999	15.9%	15.6%	16.4%
2017 Est. HH Income \$50,000 to \$74,999	8.5%	8.5%	10.0%
2017 Est. HH Income \$35,000 to \$49,999	6.6%	4.7%	5.9%
2017 Est. HH Income \$25,000 to \$34,999	6.0%	4.2%	5.1%
2017 Est. HH Income \$15,000 to \$24,999	5.6%	4.1%	4.7%
2017 Est. HH Income Under \$15,000	\$132,546	\$143,914	\$130,487
2017 Est. Average Household Income	\$93,717	\$106,192	\$98,180



	1 Mile	3 Mile	5 Mile
2017 Estimated Households	3,950	27,495	98,990
2022 Projected Households	4,201	29,231	107,123
2010 Census Households	3,581	23,997	86,437
2000 Census Households	2,509	18,812	69,742
Projected Annual Growth 2017 to 2022	1.3%	1.3%	1.6%
Historical Annual Growth 2000 to 2017	3.4%	2.7%	2.5%



	1 Mile	3 Mile	5 Mile
2017 Est. Total Businesses	1,701	10,145	17,251
2017 Est. Total Employees	21,198	144,142	226,502

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