

FOR LEASE

ARAPAHOE LIMA CENTER

11405 E. BRIARWOOD AVE., CENTENNIAL, CO 80112

RESTAURANT | 1,815 SQUARE FEET



JOIN CURRENT TENANTS:



RESTAURANT HIGHLIGHTS

- Turnkey Restaurant with Grease Trap & Hood
- Efficient Second Gen Space Ideal for a Variety of Concepts
- Expansive Patio with Incredible Views
- Positioned Along Arapahoe Road with Exceptional Traffic Counts
- Unbeatable Demographics Including Strong Daytime & Residential Populations With High Average Incomes

TRAFFIC COUNTS: 70,332 VPD - E. Arapahoe Rd.
10,984 VPD - S. Lima St.

DEMOGRAPHICS (2026)	1 MILE	3 MILE	5 MILE
Est. Population	5,976	66,235	263,994
Avg. HH Income	\$216,828	\$202,289	\$186,093
Daytime Population	14,151	135,820	231,395



Axio Commercial
303.592.7300
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DENVER TECH CENTER

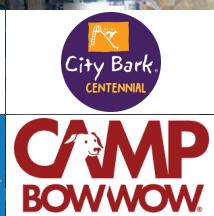


E. Arapahoe Rd.



CHASE

SITE



S. Lima St.

GOLFTEC



MAGGIANO'S
LITTLE ITALY



DOVE VALLEY



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AXIO Commercial Real Estate represents that it has not made a physical inspection of the Property and has no actual knowledge of any defects in the Property except as identified in writing to the Buyer. The Buyer has been advised by Broker to make an investigation of the Property at its own expense, which investigation should include without limitation the availability of access, utility services, zoning, environmental risks, soil conditions, structural integrity and mechanical systems.

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