



For Lease Shops at Centennial

12023-12073 E Arapahoe Rd
Centennial, CO 80112

Property Specifications

SPACE AVAILABLE

B120 - 1,400 SF

SPACE TYPE

Former QSR

RATE

Contact Broker

OPEX

\$22.35/SF NNN

OWNED BY



ERIK CHRISTOPHER
303.390.5252 | erik.christopher@srsre.com

HILLARY KOLBER
303.298.4714 | hillary.kolber@srsre.com



About the Property

- 1,400 SF - Former Subway restaurant space
- Nearly 40,000 people passing the center each day on Arapahoe Road
- Close proximity to the Denver Tech Center with nearly 250,000 employees working on-site each day

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,329	62,054	258,009
Daytime Population	15,171	149,352	362,799
Avg. Household Income	\$238,933	\$174,190	\$162,261
Estimated Households	1,551	25,839	107,644

Year: 2026 | Source: esri

Traffic Counts

Arapahoe Road	38,199 VPD
Peoria Street	13,350 VPD

Year: 2024 | Source: drcog



#	TENANT	SIZE (SF)
A100	Noodles & Co.	2,628
A120	Dog Haus	2,030
A140	Poke House	1,517
B100	Gems Vet UC	2,333
B120	AVAILABLE	1,400
B140	Shanghai Garden	3,145
B160	Chipotle	2,840







Area Snapshot

Population

	1 MILE	3 MILES	5 MILES
2026 Estimated Population	4,329	62,054	258,009
2031 Projected Population	4,423	64,628	268,577
Proj. Annual Growth 2026 to 2031	0.43%	0.82%	0.81%

Daytime Population

2026 Daytime Population	15,171	149,352	362,799
Workers	13,496	124,573	249,924
Residents	1,675	24,779	112,875

Income

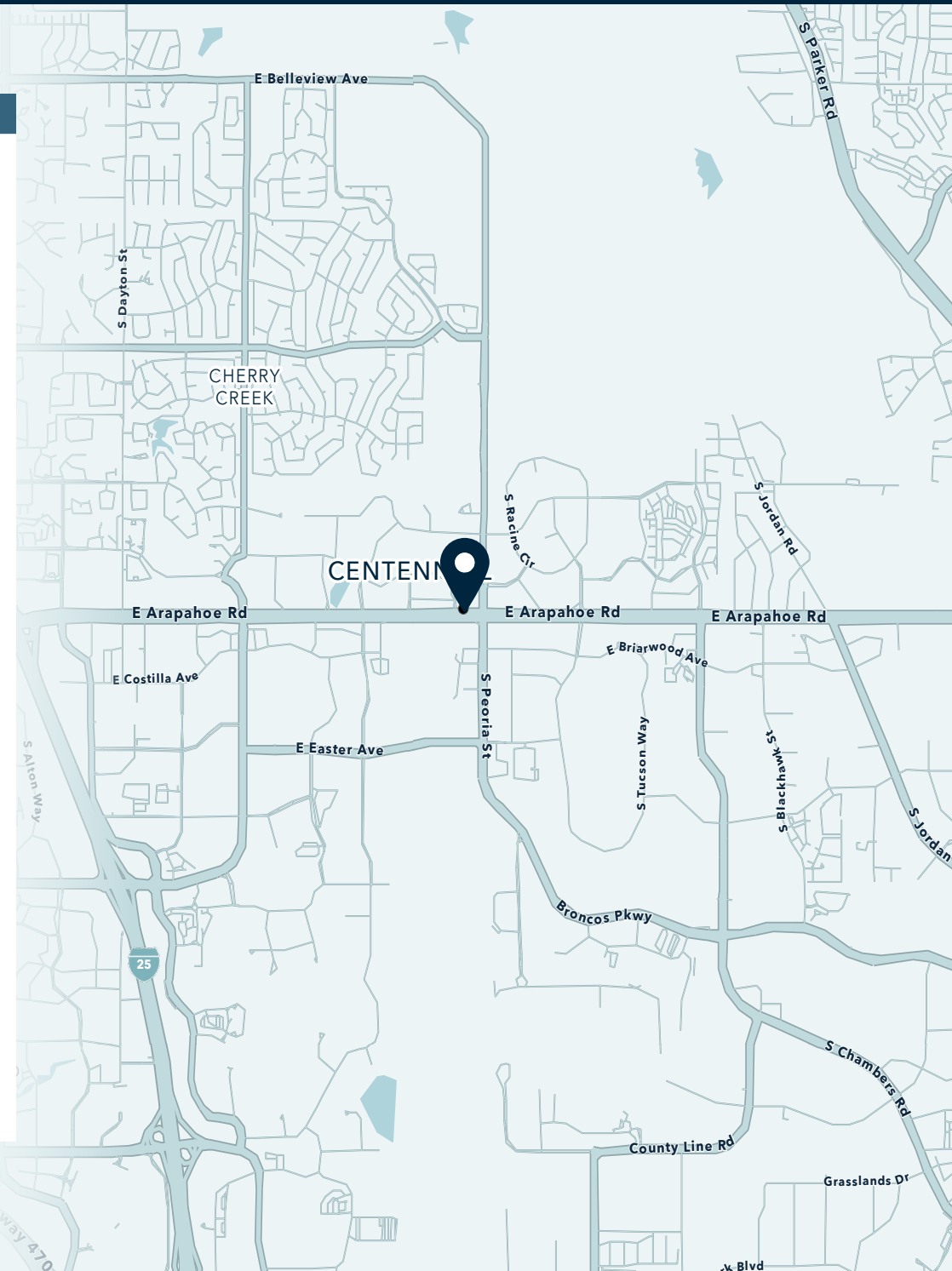
2026 Est. Average Household Income	\$238,933	\$174,190	\$162,261
2026 Est. Median Household Income	\$192,035	\$121,853	\$117,939

Households & Growth

2026 Estimated Households	1,551	25,839	107,644
2031 Estimated Households	1,590	27,254	113,101
Proj. Annual Growth 2026 to 2031	0.50%	1.07%	0.99%

Race & Ethnicity

2026 Est. White	61%	65%	67%
2026 Est. Black or African American	2%	6%	6%
2026 Est. Asian or Pacific Islander	25%	14%	11%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	11%	14%	15%
2026 Est. Hispanic (Any Race)	7%	12%	14%



Want more? Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





SRS REAL ESTATE PARTNERS

1875 Lawrence Street, Suite 850
Denver, CO 80202
303.572.1800

ERIK CHRISTOPHER

303.390.5252 | erik.christopher@srsre.com

HILLARY KOLBER

303.298.4714 | hillary.kolber@srsre.com

SRSRE.COM

©2026 SRS. All Rights Reserved.

The information presented was obtained from sources deemed reliable;
however SRS does not guarantee its completeness or accuracy.