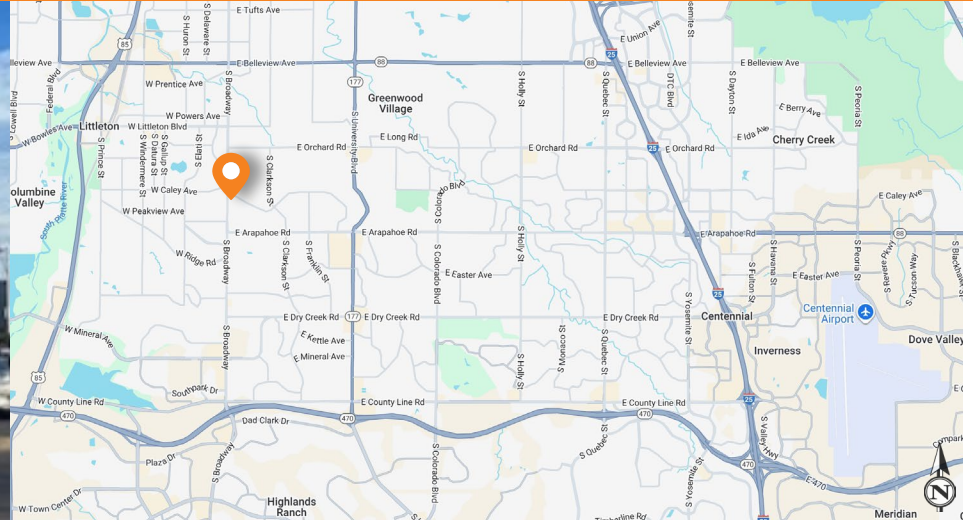


6450 S BROADWAY

CENTENNIAL, CO



FOR LEASE OR GROUND LEASE



PROPERTY HIGHLIGHTS

- **TENANT IS OPERATING DO NOT DISTURB**
- Next to McDonalds
- Excellent access & visibility
- 0.32 Acres available at the intersection of Broadway & Panama.

TRAFFIC COUNTS

On S Broadway north of E Panama Dr	38,897 CPD
On S Broadway south of E Panama Dr	38,755 CPD

Source: CDOT 2026

NEARBY RETAILERS



TRADER JOE'S

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	13,356	94,130	271,743
AVERAGE HH INCOME	\$142,519	\$164,799	\$171,277
BUSINESSES	600	6,543	18,886
EMPLOYEES	3,730	48,621	160,019

Source: Applied Geographic Solutions, 2026

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6450 S BROADWAY

CENTENNIAL, CO

dhlb
RETAIL BROKERAGE



6450 S BROADWAY

CENTENNIAL, CO



CHERRY HILLS MARKETPLACE

TRADER JOE'S T.J. MAXX ACE Hardware
HomeGoods SIERRA

ASPEN GROVE

ALAMO DRAFTHOUSE CINEMA ULTA BEAUTY POTTERY BARN
BANANA REPUBLIC WILLIAMS-SONOMA Apple

STREETS AT SOUTHGLENN

WHOLE FOODS STAPLES OLD NAVY
Marshalls REGAL



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