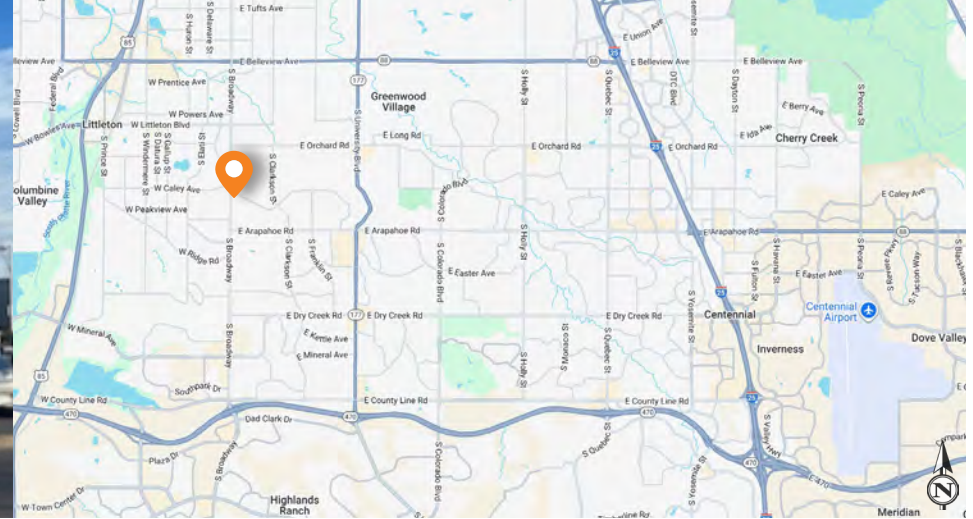


6450 S BROADWAY

CENTENNIAL, CO



FOR SALE, 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

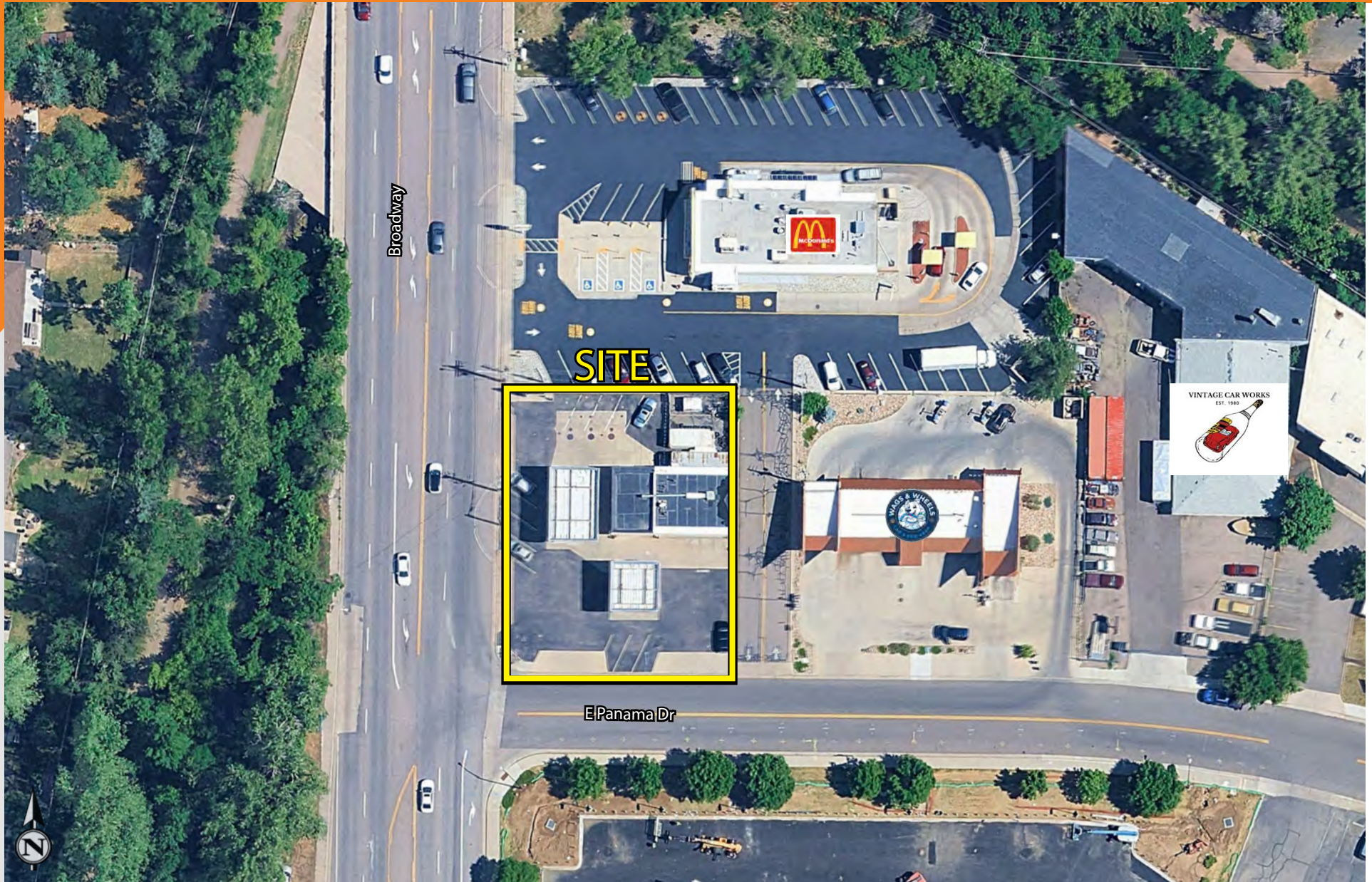
PHILIP HICKS
303.808.0507
phil@dhlb.com

WOODY BOYD
303.918.4216
woody@dhlb.com

6450 S BROADWAY

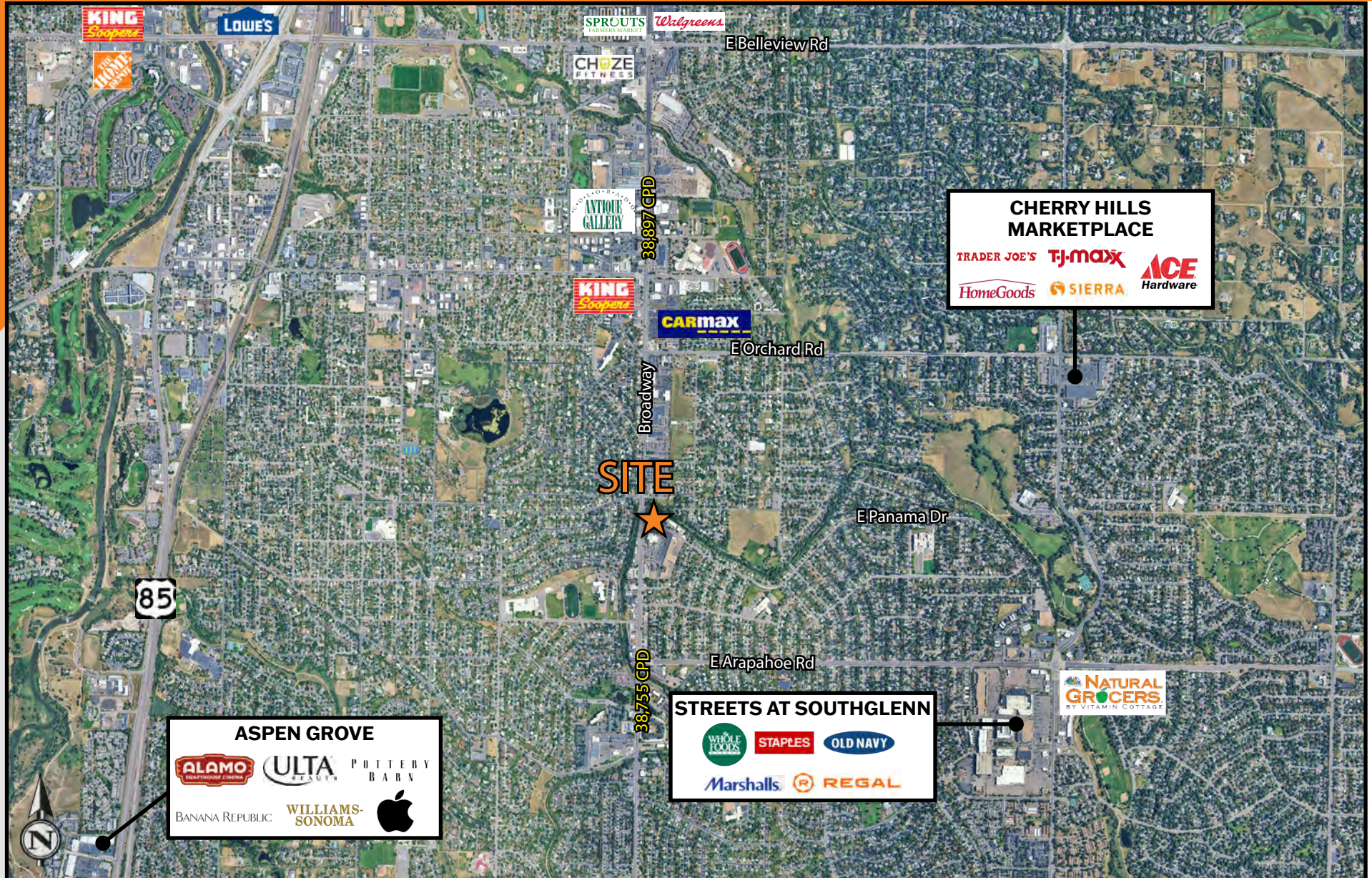
CENTENNIAL, CO

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RETAIL BROKERAGE



6450 S BROADWAY

CENTENNIAL, CO





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BROKER DISCLOSURE](#)