



CENTENNIAL PROMENADE

9555 E COUNTY LINE RD
CENTENNIAL, CO 80127



JLL

SEE A BRIGHTER WAY

PROPERTY HIGHLIGHTS



ADDRESS

9555 E County Line
Rd



SIZE

GLA: 442,532 SF
Land: 45.8 AC



EASY ACCESS

C-470 via Yosemite
& I-25 via County



END-CAP / IN-LINE

Spaces range from
2,291 SF - 4,237 SF



BIG BOX / ANCHOR SPACE

Suite 1: 25,003 SF
Suite 8: 27,860 SF



PROMINENT SIGNAGE

Visibility from I-25
and exposure to 235K



10 MINUTE WALK

To County Line RTD
Light Rail Station



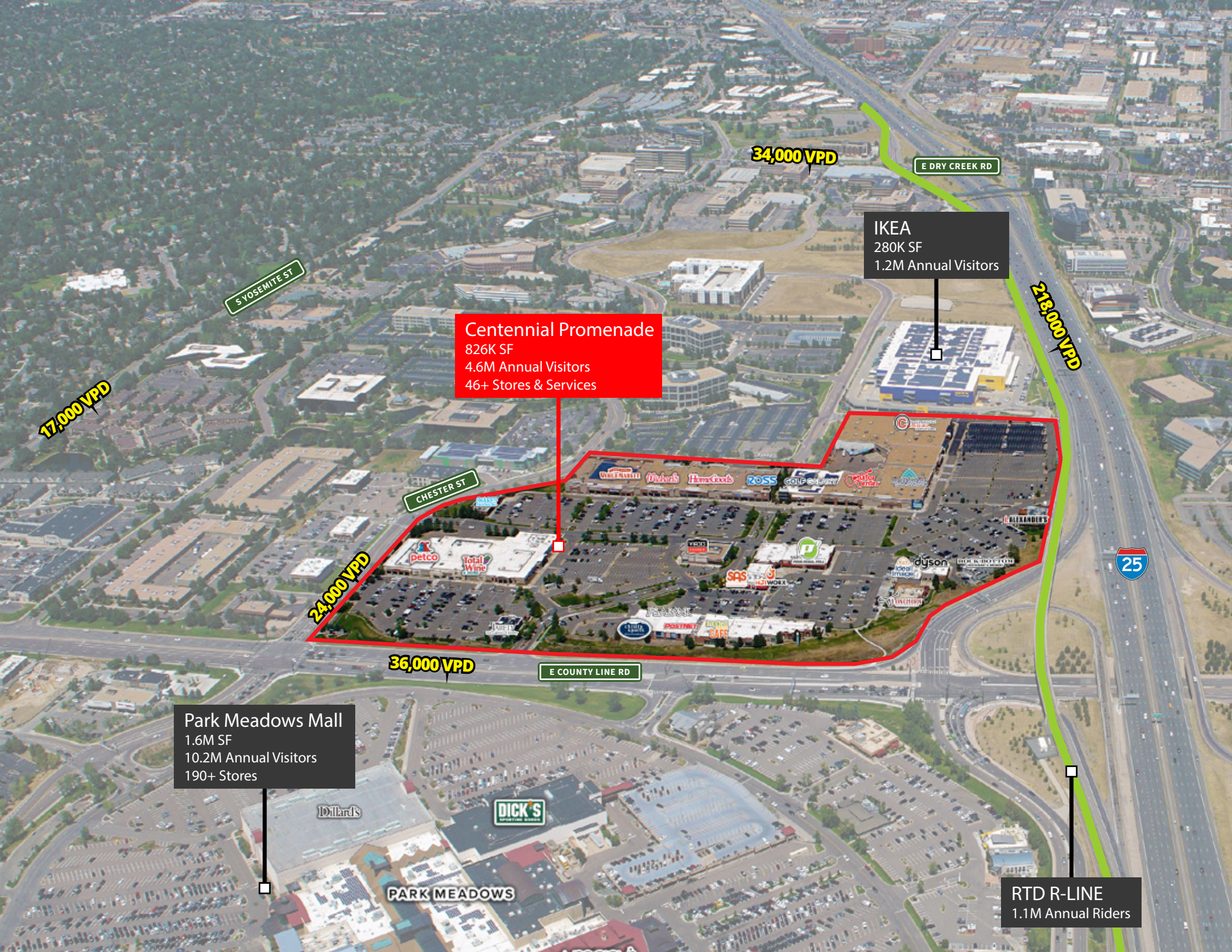
STRONG DEMOGRAPHICS

Affluent, highly sought-
after regional trade area



TOP RETAIL DESTINATION

Shadow anchored by
IKEA



S YOSEMITE ST

34,000 VPD

E DRY CREEK RD

IKEA
280K SF
1.2M Annual Visitors

218,000 VPD

Centennial Promenade
826K SF
4.6M Annual Visitors
46+ Stores & Services

CHESTER ST

24,000 VPD

36,000 VPD

E COUNTY LINE RD

Park Meadows Mall
1.6M SF
10.2M Annual Visitors
190+ Stores

25

RTD R-LINE
1.1M Annual Riders

PARK MEADOWS

DICK'S

Dillard's

SITE PLAN

#	Tenant	Sq Ft
1	American Freight	25,003
2	Movement Gym	41,250
3	ROSS	27,200
4	HomeGoods	23,178
5	Michaels	21,520
6	Cost Plus World Market	17,763
6A	NEGOTIATING LEASE	36,145
7	Total Wine & More	44,300
8	AVAILABLE	27,660
9	Golf Galaxy	25,005
10	Guitar Center	16,800
16	Petco	16,120
18	Jason's Deli	4,867
20A	Houston TX Hot Chicken	3,750
20B	Via 313	3,750
22	Amy's Hallmark	4,500
24	Jared Galleria	5,027
26	Christy Sports	16,103
27	America's Best	4,028
27A	Escapology	3,956
28	Jos. A Bank	4,133
29	AVAILABLE	3,948
30	KUIU	4,535
32	PostNet	1,190
34	Tropical Smoothie Cafe	1,678
35	Wahoo's Fish Taco	2,513
36	AVAILABLE	3,559
37	Lash & Co.	1,324
38	AVAILABLE	2,291
39	Antoine Du Chez	5,390
40	SAS Shoes	1,556
42	HotWorx	2,468
43	IV Nutrition	1,738
44	Asaka Sushi	2,276
45	Ideal Image	3,021
47	Dyson	1,408
48	Beyond Nails	1,239
49	Rocky Mtn Shutters	1,760
50	Longhorn Steakhouse	10,816
52	Affordable Dentures	2,563
54	Push Pedal Pull	5,750
55	Bath & Body Works	4,120
56	AVAILABLE	4,237
57	Snarf's	1,794

- Available
- At Lease Negotiations
- Occupied
- N.A.P.





Thomas More Park

Willow Creek Park

Quebec St

23,000 VPD

Yosemite St

17,000 VPD

25

County Line Rd

32,000 VPD

County Line Rd

36,000 VPD

SITE

118,000 VPD

218,000 VPD

470

45,000 VPD

27,000 VPD

112,000 VPD

Walmart Supercenter

Business Center Dr

ExtraSpace Storage

HARBOR FREIGHT

9

1

KING

KOHL'S

Altair Park

Acres Green Elementary

Park Meadows Dr

FURNITURE ROW

HOBBY LOBBY Bassett

CHUCKE CHEESE'S

sam's club

BARNES & NOBLE

BED BATH & BEYOND

THE HOME DEPOT

DSW

Dillard's

JCPenney

DICK'S

PARK MEADOWS

MACYS

NORDSTROM

PET SMART

The Container Store

epic MOUNTAIN GEAR

COSTCO WHOLESALE

Marshall's

BEST BUY rack

Lone Tree Entertainment District

REGAL

uchealth

ExtraSpace Storage

Fox Creek Elementary

Eagle Ridge Elementary

Sweetwater Park

Yosemite St

25

DEMOGRAPHICS



within 1 mile
8,251
population

within 3 miles
80,942

within 5 miles
224,000



4,040
households

34,023

90,396



\$160,461
average household income

\$174,990

\$176,752



\$697,372
average home value

\$758,818

\$739,719



32,593
daytime employees

151,855

243,490

Source: Esri 2024

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