



CENTENNIAL  
PROMENADE  
9555 E COUNTY LINE RD  
CENTENNIAL, CO 80127



 JLL SEE A BRIGHTER WAY

# PROPERTY HIGHLIGHTS



## ADDRESS

9555 E County Line Rd  
Centennial, CO 80112



## SIZE

GLA: 442,532 SF  
Land: 45.8 AC



## EASY ACCESS

C-470 via Yosemite  
& I-25 via County Line



## END-CAP / IN-LINE

Spaces range from  
1,000 SF - 4,237 SF



## BIG BOX / ANCHOR SPACE

Suite 1: 25,003 SF  
Suite 6A: 36,145 SF  
Suite 8: 27,860 SF



## PROMINENT SIGNAGE

Visibility from I-25 and  
exposure to 235K ADT



## 10 MINUTE WALK

To County Line RTD  
Light Rail Station



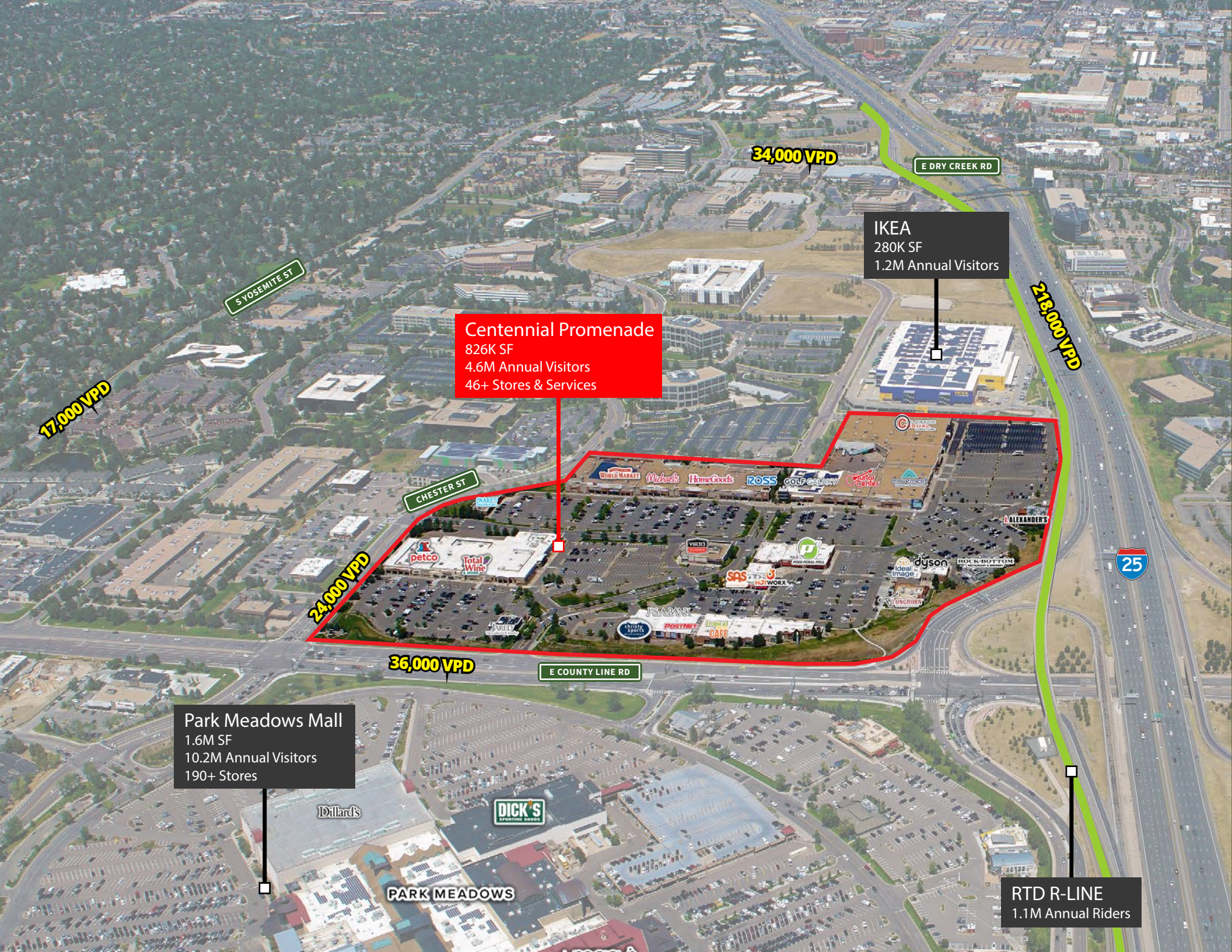
## STRONG DEMOGRAPHICS

Affluent, highly sought-after  
regional trade area



## TOP RETAIL DESTINATION

Shadow anchored by IKEA  
& Park Meadows Mall



S YOSEMITE ST

34,000 VPD

E DRY CREEK RD

IKEA  
280K SF  
1.2M Annual Visitors

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

218,000 VPD

17,000 VPD

CHESTER ST

24,000 VPD

36,000 VPD

E COUNTY LINE RD

25

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

Dillard's

DICK'S

PARK MEADOWS

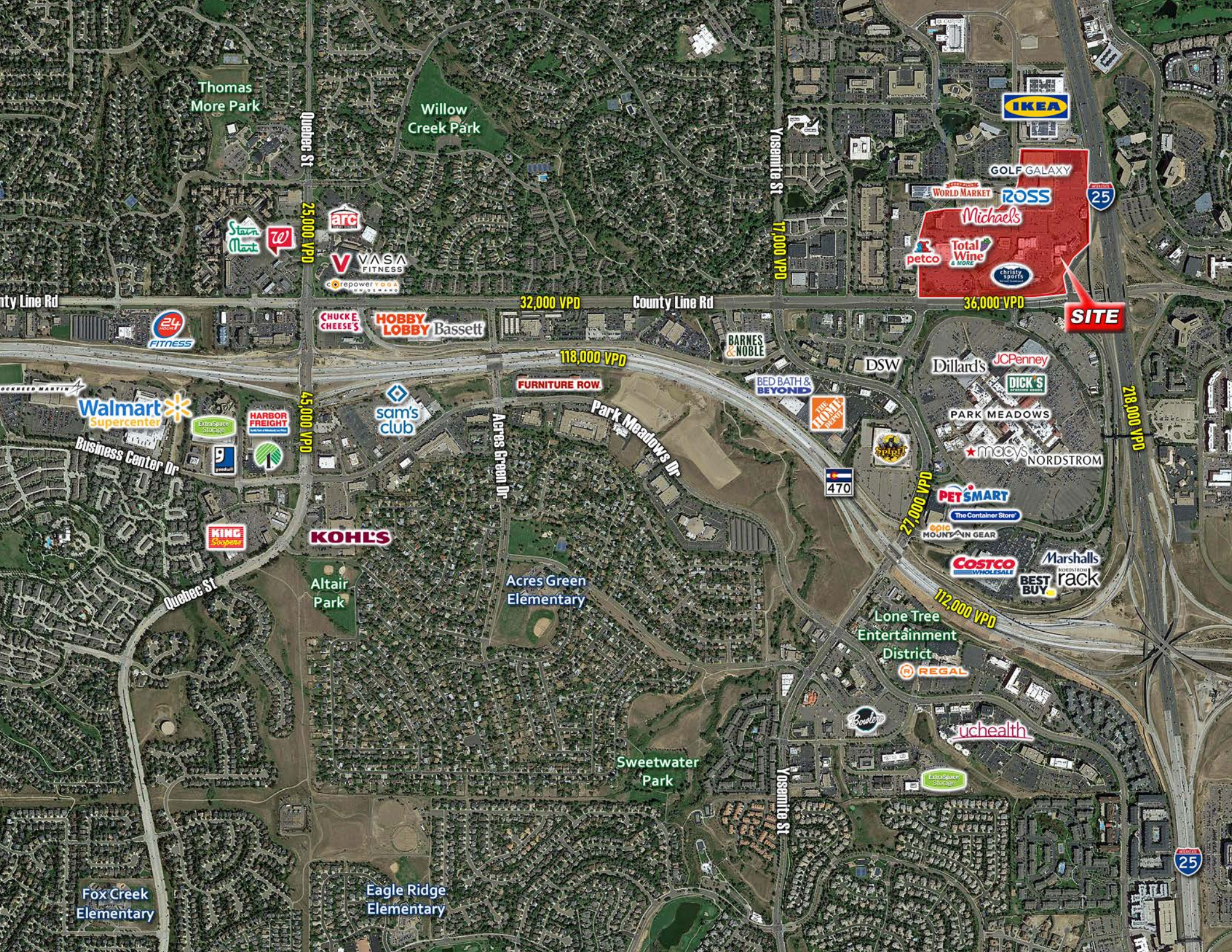
RTD R-LINE  
1.1M Annual Riders

# SITE PLAN

Suite #	Tenant	SF
1	Sky Zone	25,003
2	Movement Climbing Yoga and Fitness	41,250
3	Ross Dress For Less	27,200
4	HomeGoods	23,178
5	Michaels	21,520
6	Cost Plus World Market	17,763
6A	Available	36,145
7	Total Wine & More	44,300
8A	Cooper's Hawk Winery and Restaurant	12,101
8B	L.L. Bean	15,591
9	Golf Galaxy	25,005
10	Guitar Center	16,800
16	Petco	16,120
18	Jason's Deli	4,867
20A	Available	3,900
20B	Via 313 Pizza	3,750
22	Amy's Hallmark	4,500
24	Jared Galleria of Jewelry	5,027
26	Christy Sports	16,103
27	America's Best	4,028
27A	Escapology	4,013
28	Jos. A. Bank Clothiers	4,133
29	Anthony Vince Nails	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 Mountain Shutters & Shades	1,760
50	Longhorn Steakhouse	10,816
52	Affordable Dentures & Implants	2,563
54	Push Pedal Pull	5,750
55	Bath & Body Works	4,120
56	Perspire Sauna Studio	2,000
56a	Available	2,237
57	Snarf's	1,794

- Available
- Occupied
- N.A.P.





Thomas More Park

Willow Creek Park

Quebec St  
25,000 VPD

Yosemite St  
17,000 VPD

25

IKEA

GOLF GALAXY

ROSS

Michaels

petco

Total Wine

CHRISTY SPORTS

SITE

County Line Rd

32,000 VPD

County Line Rd

36,000 VPD

24 HOUR FITNESS

CHUCKE CHEESE'S

HOBBY LOBBY Bassett

118,000 VPD

BARNES & NOBLE

DSW

Dillard's

JCPenney

DICK'S

PARK MEADOWS

macy's

NORDSTROM

218,000 VPD

ROCKNEED MARTIN

Walmart Supercenter

ExtraSpace Storage

HARBOR FREIGHT

45,000 VPD

sam's club

FURNITURE ROW

Park Meadows Dr

BED BATH & BEYOND

THE HOME DEPOT

470

27,000 VPD

PETSMART

The Container Store

epic MOUNTAIN GEAR

COSTCO WHOLESALE

Marshalls

BEST BUY rack

112,000 VPD

Lone Tree Entertainment District

REGAL

Quebec St

KOHL'S

Altair Park

Acres Green Elementary

Sweetwater Park

Yosemite St

uhealth

ExtraSpace Storage

25

Fox Creek Elementary

Eagle Ridge Elementary

# DEMOGRAPHICS

	within 1 mile	within 3 miles	within 5 miles
 population	8,251	80,942	224,000
 households	4,040	34,023	90,396
 average household income	\$160,461	\$174,990	\$176,752
 average home value	\$697,372	\$758,818	\$739,719
 daytime employees	32,593	151,855	243,490

Source: Esri 2024

# CENTENNIAL PROMENADE

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