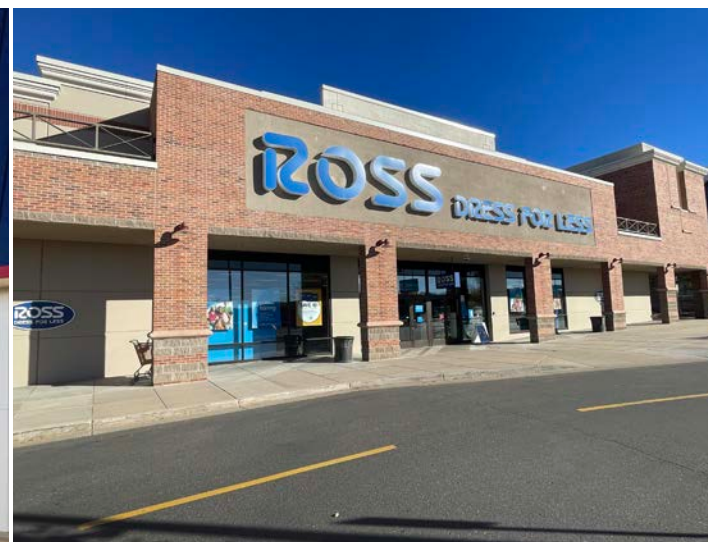




CENTENNIAL PROMENADE

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



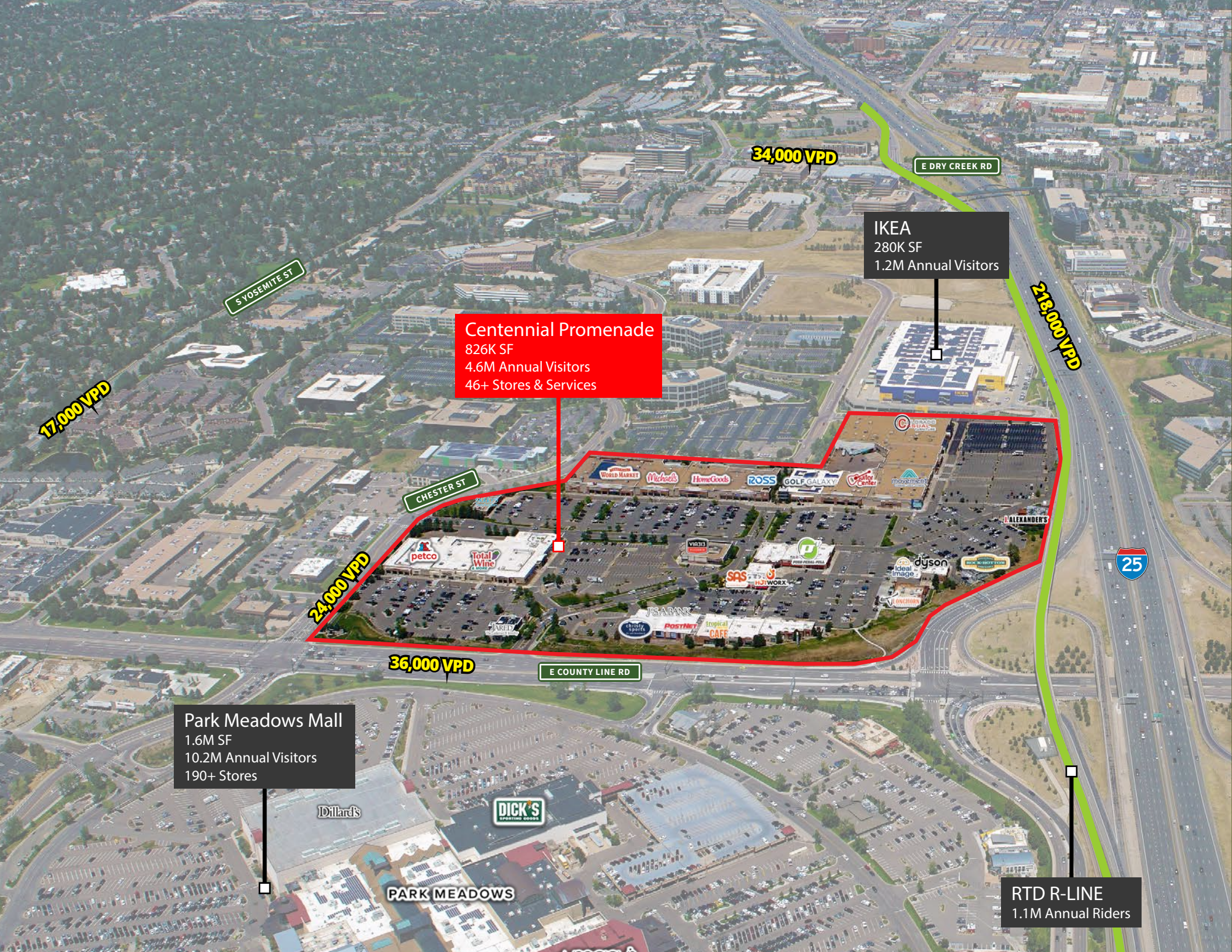
STRONG DEMOGRAPHICS

Affluent, highly sought-after
regional trade area



TOP RETAIL DESTINATION

Shadow anchored by IKEA
& Park Meadows Mall



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

Dillard's

DICK'S
SPORTS GOODS

PARK MEADOWS

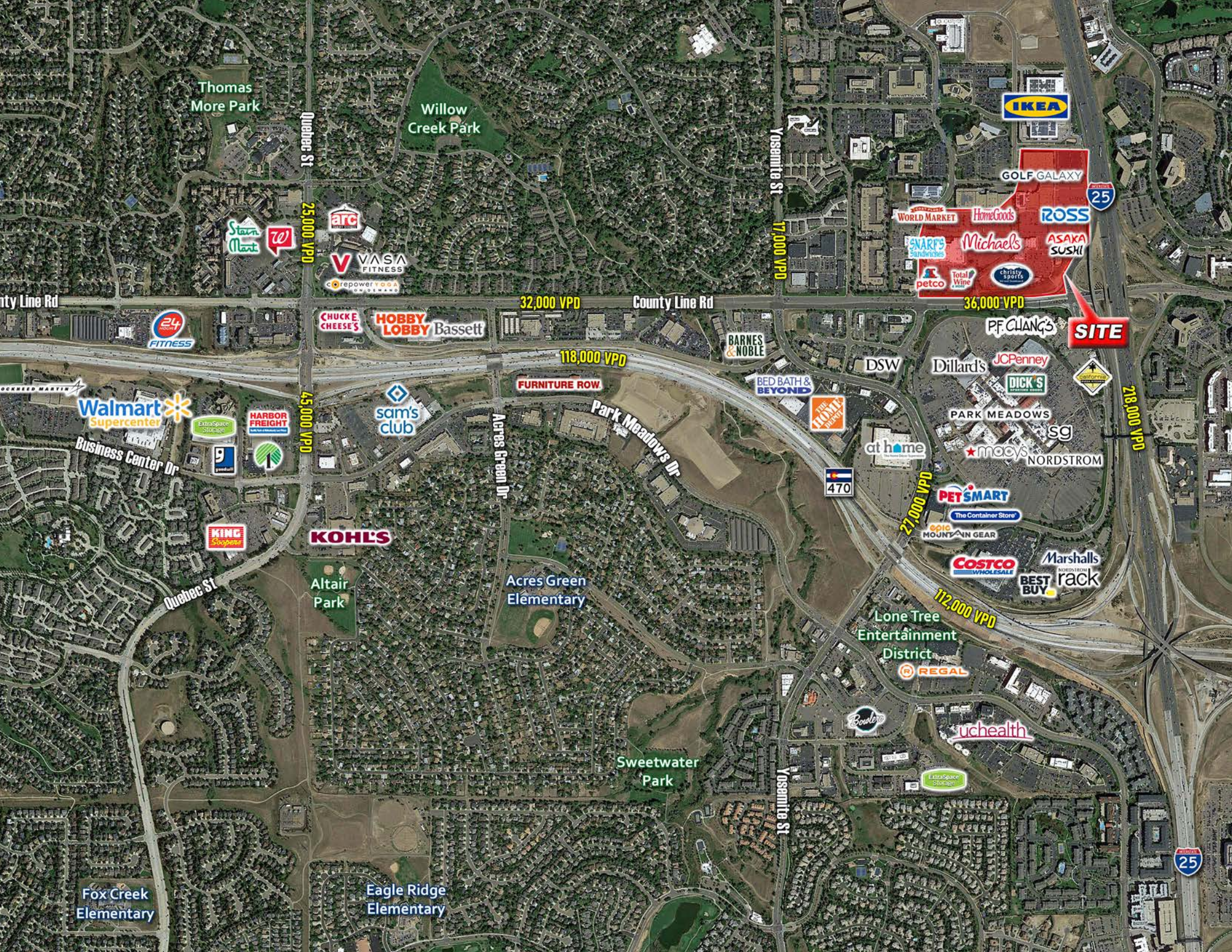
RTD R-LINE
1.1M Annual Riders

25

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	Available	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





Thomas More Park

Willow Creek Park

Quebec St
25,000 VPD

Yosemite St
17,000 VPD

25

IKEA

GOLF GALAXY

ROSS

WORLD MARKET

HomeGoods

SMART'S Sandwiches

Michaels

ASAKA SUSHI

petco

Total Wine

christy sports

arc

VASA FITNESS

corepower YOGA

CHUCK E. CHEESE'S

HOBBY LOBBY Bassett

32,000 VPD

County Line Rd

118,000 VPD

FURNITURE ROW

BARNES & NOBLE

BED BATH & BEYOND

DSW

Dillard's

JCPenney

DICK'S

PARK MEADOWS

SG

NORDSTROM

MACYS

PETSMART

The Container Store

epic MOUNTAIN GEAR

COSTCO WHOLESALE

Marshalls

BEST BUY

rack

Lone Tree Entertainment District

REGAL

uchealth

ExtraSpace Storage

Yosemite St

25

218,000 VPD

27,000 VPD

112,000 VPD

45,000 VPD

Walmart Supercenter

ExtraSpace Storage

HARBOR FREIGHT

9

1

Business Center Dr

KING Soopers

KOHL'S

Altair Park

Acres Green Elementary

Sweetwater Park

Eagle Ridge Elementary

Fox Creek Elementary

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

CENTENNIAL PROMENADE

9555 E COUNTY LINE RD
CENTENNIAL, CO 80127



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