



QUEBEC VILLAGE SHOPPING CENTER 8181 S. QUEBEC STREET | CENTENNIAL, COLORADO

SPACE AVAILABLE:

47,249 SF; \$11.00/SF or \$14.00/SF (for a division)
3,200 SF; \$22.00/SF



For information, please contact:

MIKE QUINLAN

303.260.4441

mquinlan@ngkf.com

RETAIL FOR LEASE

PROPERTY HIGHLIGHTS:

- Rare anchor space available near Park Meadows at NWC of County Line Rd & Quebec St.
- Join Starbucks, Stein Mart, Dairy Queen, Walgreens, Chase Bank, Allstate and other fine national and local tenants
- Monument signage available to anchor tenants
- Outstanding demographics

Demographics:	1 Mile	3 Miles	5 Miles
Population:	14,145	108,231	223,547
Households:	5,561	41,787	84,573
Average Household Income:	\$124,621	\$125,887	\$128,886
Daytime Population:	12,859	169,162	355,215



RETAIL FOR LEASE

Est. Taxes, Insurance & CAM: \$6.74/SF

Parking: Ample

Development Size: 112,228 SF



- Quebec Village Tenants**
- A AVAILABLE - 47,249 SF/divisible**
 - B Stein Mart
 - C AVAILABLE - 3,500 SF**
 - D Dairy Queen
 - E Comfort Braces
 - F Style Encore
 - G Bernina Sewing Center
 - H Nail Salon
 - I Nail Salon
 - J GNC
 - K Great Clips
 - L Subway Sandwiches
 - M Allstate Insurance
 - N Comfort Dental
- Pad**
- A Walgreens
 - B Chase Bank
 - C Former Goodyear Tire (Not a Part)
 - D Total Gas
 - E Starbucks
 - F Skye Salon
 - G Once Upon A Child
 - H Steak N Shake

Traffic Counts:

County Line Road: 33,423 vehicles per day

Quebec Street: 41,665 vehicles per day

Source: TrafficMetrix

For information, please contact:

MIKE QUINLAN

303.260.4441

mquinlan@ngkf.com