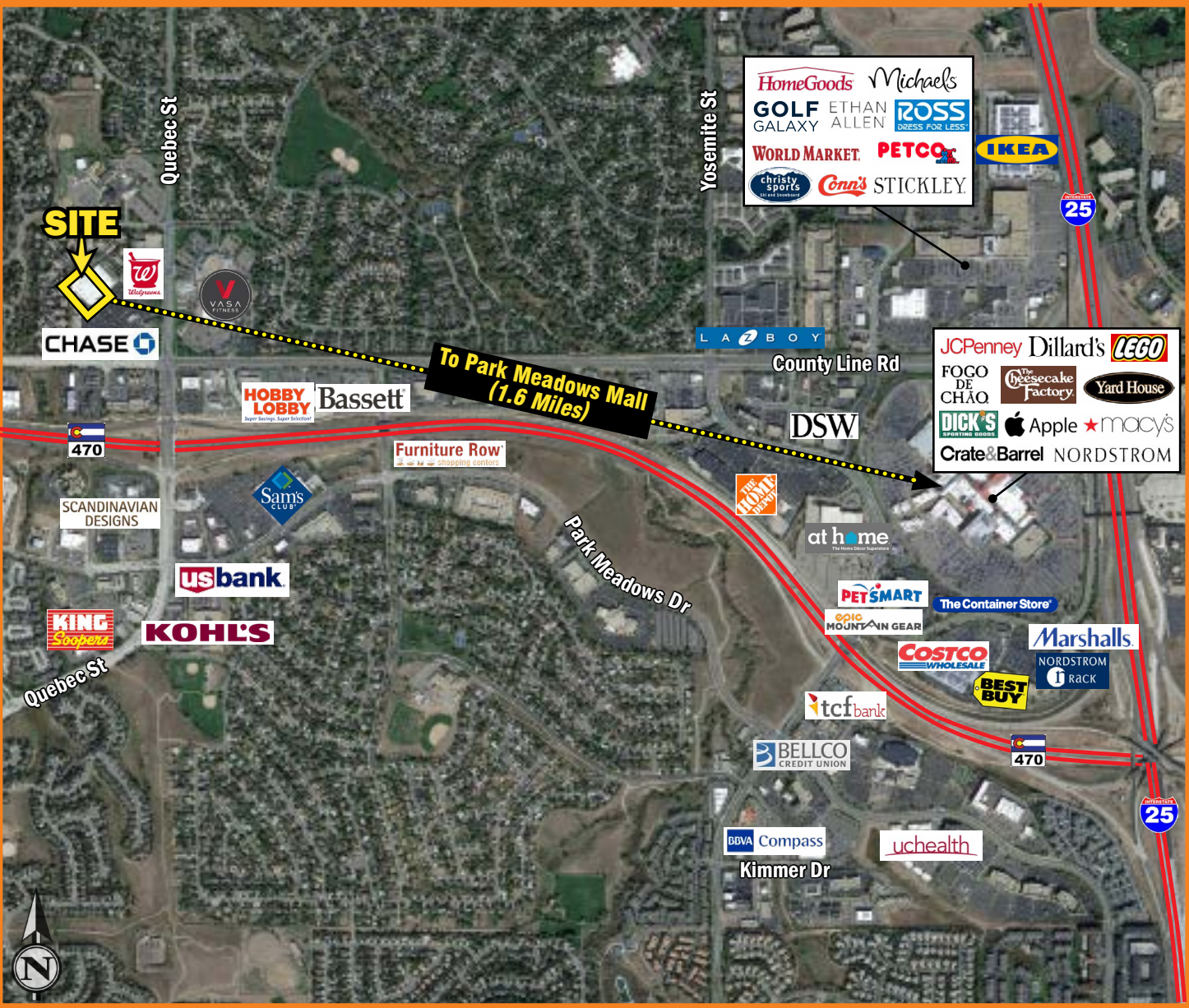


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,797	110,425	224,321
AVERAGE HH INCOME	\$186,792	\$177,487	\$189,968
BUSINESSES	948	9,526	20,058
EMPLOYEES	6,175	116,094	242,279

Source: Applied Geographic Solutions, 2024 Estimates

TRAFFIC COUNTS	
On C-470 west of Quebec St	115,118 CPD
On C-470 east of Quebec St	111,000 CPD
On County Line Rd west of Quebec St	27,916 CPD
On County Line Rd east of Quebec St	29,963 CPD
On Quebec St south of County Line Rd	43,960 CPD
On Quebec St north of County Line Rd	20,230 CPD

Source: CDOT 2024



AVAILABLE FOR LEASE

QUEBEC VILLAGE

COUNTY LINE ROAD & QUEBEC STREET - CENTENNIAL, CO



PROPERTY HIGHLIGHTS

43,000 SF of retail space available for lease

Existing tenants in the area include:

- VASA Fitness
- Krispy Kreme
- Hobby Lobby
- ARC Thrift
- Chuck E. Cheese
- Bassett Furniture

Join these tenants:



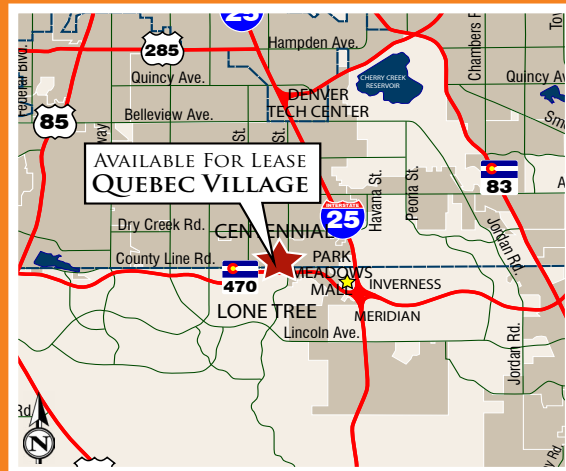
AVAILABLE FOR LEASE

QUEBEC VILLAGE

COUNTY LINE ROAD & QUEBEC STREET - CENTENNIAL, CO

[CLICK HERE FOR
BROKER DISCLOSURE](#)

- Existing monument signage available.
- Site located at full access lighted intersection.
- Located in the heart of Centennial.
- Located along strong County Line retail corridor.



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