

FOR LEASE

Piney Creek Square

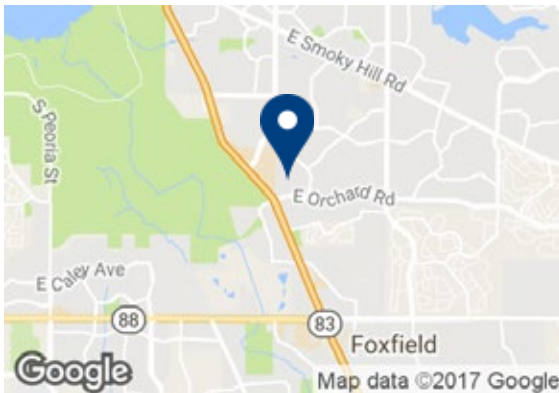
SEC Parker & Orchard | 15410 E Orchard Rd | Centennial, CO



Overview

AVAILABLE 2,400 SF

RATE Contact Broker for Pricing



Description

- Strong area demographics including high household income
- Strong retail corridor
- Abundant parking
- Signalized intersection and good access
- Vibrant co-tenancy with multiple long-term tenants
- Updated landscaping
- Space available on monument signs
- Office/Medical office buildout available

Demographics

	1 MILE	3 MILE	5 MILE
Current Population	8,097	89,386	261,465
Total Households	2,746	32,033	99,788
Average HH Income	\$147,699	\$103,488	\$95,267
Daytime Population	3,576	38,772	198,265

Year: 2016 | Source: Esri

Traffic Counts

Orchard Rd: e/o Parker Rd	25,201 VPD
Parker Rd: s/o Orchard Rd	71,203 VPD
Orchard Rd: e/o Ida Dr	24,165 VPD

Year: 2014 | Source: DRCOG

Contact

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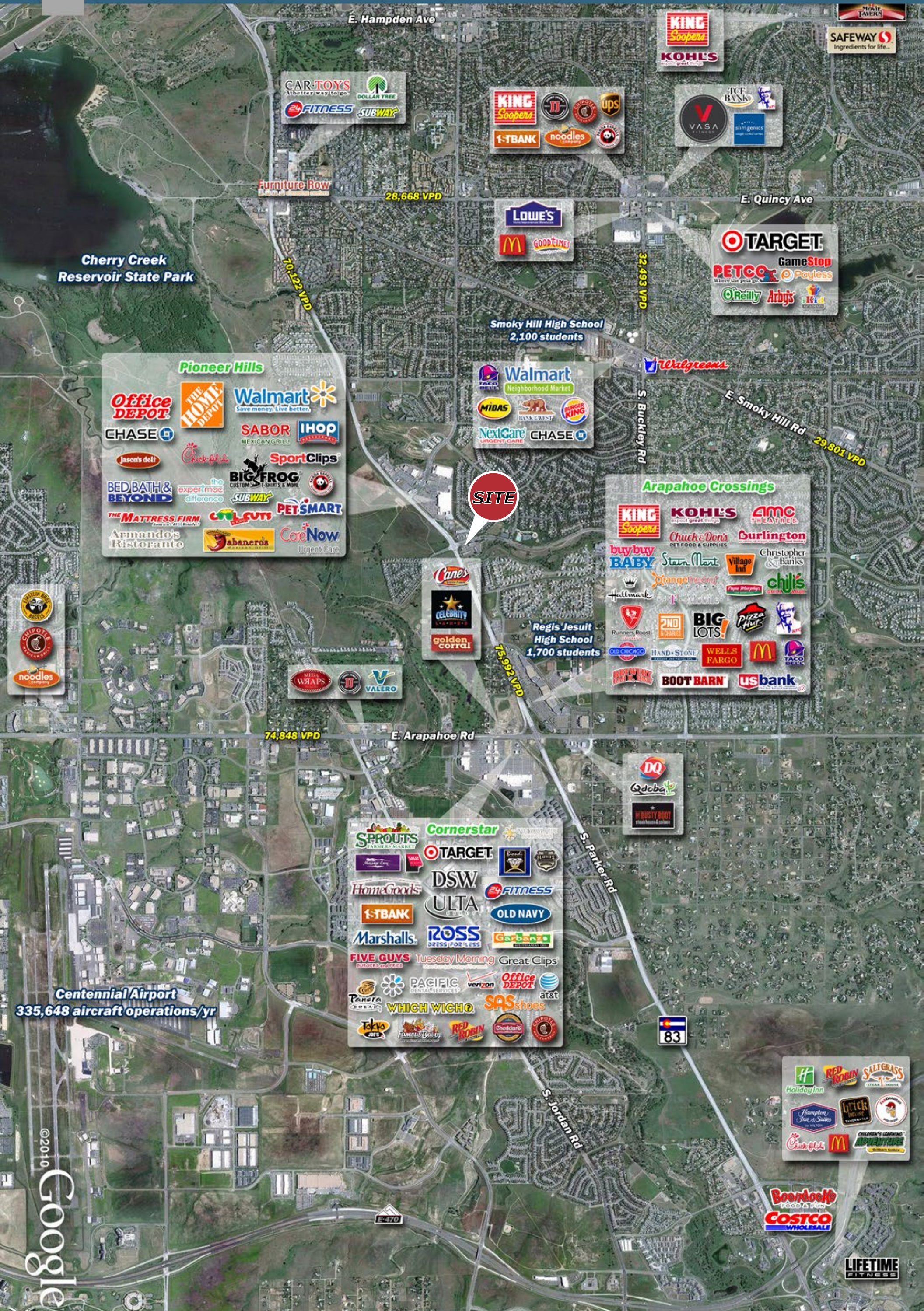
BUILDING A		SF
1	PCS Vet Clinic	1,215
2	Piney Creek Yarn	1,200
3-4	Bark & Wash	2,400
5	PC Fam Dentist	1,800
6	Club 4 Kids	1,800
7	State Farm Insurance	1,200
8	Edward Jones	1,200
9	Salon Aspen	1,200
10	Piney Creek Liquors	2,200
11	Dougs' Day Diner	2,560
BUILDING B		SF
1	AVAILABLE	2,400
2	Centennial Pediatrics	3,600
3	Benj. Moore Paints	2,400
BUILDING C		SF
1	Elements Massage	1,895
2	Sound Relief Hearing	1,705
3	Amused Women Studios	1,200
4	Village Orthodontics	2,400
BUILDING D		SF
1	Above & Beyond Sewing & Vacuum	2,400
2	Piney Creek Nails	1,200
3	Mama Louise	2,400



Space Available on Monument Signs

Piney Creek Square

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E. Hampden Ave

KING Soopers
KOHL'S

SAFeway
Ingredients for life.

CAR-TOYS
A better way to go.
FITNESS **DOLLAR TREE**
SUBWAY

KING Soopers **UPS**
1-TBANK **noodles**

TFC BANK
VASA

Furniture Row

28,668 VPD

E. Quincy Ave

LOWE'S
McDonald's **GOOD TIMES**

TARGET
GameStop
PETCO **Payless**
O'Reilly **Arby's**

Cherry Creek Reservoir State Park

70,122 VPD

Smoky Hill High School
2,100 students

32,493 VPD

Pioneer Hills
Office DEPOT **THE HOME DEPOT** **Walmart**
CHASE **SABOR** **IHOP**
Jason's deli **Chick-fil-A** **SportClips**
BED BATH & BEYOND **BIG FROG**
THE MATTRESS FIRM **SUBWAY** **PETSMART**
Armando's Ristorante **Jabaneros** **CareNow**

Walmart
Neighborhood Market
MIDAS **WALK WEST** **BURGER KING**
NextCare **CHASE**

Walgreens

E. Smoky Hill Rd
29,801 VPD

SITE

Arapahoe Crossings
KING Soopers **KOHL'S** **AMC THEATRES**
buybuy BABY **Star Mart** **Village Inn** **Christopher & Banks**
Orange Theory **chili's**
Halmark **Wells Fargo**
Runners Road **2ND** **BIG LOTS!** **Pizza Hut** **KFC**
OLD CHICKEN **HAND & STONE** **WELLS FARGO** **McDonald's** **TACO BELL**
BOOT BARN **usbank**

Canes
CELEBRITY
golden corral

Regis Jesuit High School
1,700 students

75,992 VPD

74,848 VPD

E. Arapahoe Rd

Cornerstar
SPROUTS **TARGET** **DSW** **FITNESS**
HomeGoods **ULTA** **OLD NAVY**
1-TBANK **ROSS** **Garbanzo**
MARSHALLS **FIVE GUYS** **Tuesday Morning** **Great Clips**
Panera **PACIFIC DENTAL SERVICES** **verizon** **Office DEPOT** **at&t**
WHICH WICH? **SAS shoes**
Tokyo Joe's **Famous Dave's** **RED ROBIN** **Cheddar's** **CHIPOTLE**

DQ
Qdoba
BUSTY BOOT

Centennial Airport
335,648 aircraft operations/yr

S. Parker Rd

83

S. Jordan Rd

Holiday Inn **RED ROBIN** **SALT GRASS**
Hampton Inn & Suites **brick**
Chick-fil-A **McDonald's** **CHILDREN'S GARDENS ADVENTURES**

Boondocks
COSTCO WHOLESALE

LIFETIME FITNESS

Executive Summary

SEC Parker & Orchard | 15410 E Orchard Rd | Centennial, CO



	1 mile	3 miles	5 miles
Population			
2000 Population	6,459	70,039	186,228
2010 Population	7,820	85,396	243,100
2018 Population	8,528	90,869	269,148
2023 Population	9,024	95,173	288,431
2000-2010 Annual Rate	1.93%	2.00%	2.70%
2010-2018 Annual Rate	1.06%	0.76%	1.24%
2018-2023 Annual Rate	1.14%	0.93%	1.39%
2018 Male Population	49.1%	49.4%	49.1%
2018 Female Population	50.9%	50.6%	50.9%
2018 Median Age	43.6	37.1	36.7
Households			
2000 Households	1,980	24,134	69,590
2010 Households	2,678	30,734	93,436
2018 Total Households	2,915	32,714	103,195
2023 Total Households	3,081	34,215	110,688
2000-2010 Annual Rate	3.07%	2.45%	2.99%
2010-2018 Annual Rate	1.03%	0.76%	1.21%
2018-2023 Annual Rate	1.11%	0.90%	1.41%
2018 Average Household Size	2.90	2.73	2.59
Housing Units			
2018 Total Housing Units	2,981	33,493	107,225
2018 Owner Occupied Housing Units	2,363	23,879	69,203
2018 Renter Occupied Housing Units	552	8,835	33,992
2018 Vacant Housing Units	66	779	4,030
Race and Ethnicity			
2018 White Alone	73.1%	72.9%	72.2%
2018 Black Alone	7.7%	8.8%	9.5%
2018 American Indian/Alaska Native Alone	0.2%	0.6%	0.6%
2018 Asian Alone	13.2%	9.1%	8.3%
2018 Pacific Islander Alone	0.1%	0.3%	0.2%
2018 Hispanic Origin (Any Race)	7.7%	12.1%	13.9%
Income			
2018 Median Household Income	\$125,383	\$84,477	\$78,049
2018 Average Household Income	\$157,542	\$111,699	\$103,333
Per Capita Income	\$54,486	\$40,727	\$39,893
2018 Population 25+ by Educational Attainment			
Total	5,908	60,582	181,418
High School Graduate	11.1%	14.7%	15.7%
GED/Alternative Credential	1.6%	2.4%	2.6%
Some College, No Degree	17.5%	20.5%	21.0%
Associate Degree	6.9%	10.3%	10.3%
Bachelor's Degree	33.5%	29.6%	29.3%
Graduate/Professional Degree	26.5%	18.4%	16.7%
Daytime Population			
2018 Total Daytime Population	8,423	76,716	318,118
Workers	4,406	37,458	200,300
Residents	4,017	39,258	117,818