

**RETAIL FOR LEASE**



**15352 E. IDA DRIVE  
CENTENNIAL, CO 80015**



**1,000 SF**

**\$23.00 PSF NNN**

**\$1,916.67 Rent**  
**+ \$1,481.67 CAM =**  
**\$3,398.34 / Month Total**

Join LePeep, Nail Salon, Lupo's Pizza, Cakepops, Bellco Credit Union

**DEMOGRAPHICS (2024 est.)**

<b>Radius</b>	<b>1-Mile</b>	<b>3-Mile</b>	<b>5-Mile</b>
<b>Population</b>	<b>9,125</b>	<b>87,539</b>	<b>276,072</b>
<b>Households</b>	<b>3,227</b>	<b>31,531</b>	<b>105,245</b>
<b>Median Income</b>	<b>\$145,325</b>	<b>\$104,202</b>	<b>\$92,848</b>

**Traffic Count/Vehicles Per Day**

<b>Orchard &amp; Ida Drive</b>	<b>23,137 vpd</b>
<b>Parker Rd/Hwy 83 &amp; Orchard</b>	<b>45,180 vpd</b>

**FOR MORE INFORMATION, PLEASE CALL:**

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