

Yosemite Park

NEC County Line Rd & Yosemite St, Centennial CO



PROPERTY OVERVIEW:

- ◇ **Available:** 35,300 SF (anchor space), 16,000 SF (co-anchor space), 2,800 SF (restaurant opportunity) & 7,454 SF
- ◇ Call Listing Agent for Pricing, Timing & Terms
- ◇ Close Proximity to Park Meadows Mall & IKEA
- ◇ Monument Signage Available on both County Line Rd & Yosemite St
- ◇ Strong Retail Corridor
- ◇ Excellent tenant mix

For more information, contact:

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CROSBIE

REAL ESTATE

GROUP

Yosemite Park

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DEMOGRAPHICS

POPULATION

1 Mile:	7,884
3 Mile:	87,383
5 Mile:	227,844

EMPLOYEES

1 Mile:	17,568
3 Mile:	131,786
5 Mile:	230,832

AVG. HH INCOME \$

1 Mile:	\$177,097
3 Mile:	\$177,483
5 Mile:	\$182,155

HOUSEHOLDS

1 Mile:	3,502
3 Mile:	37,966
5 Mile:	94,246

TRAFFIC COUNTS

County Line east of Yosemite:	35,360 vpd
Yosemite north of County Line:	15,563 vpd
I-25 at County Line :	207,550 vpd

Disclosure Agreement

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