

6380 S Yosemite Ct

VACANT LAND FOR LEASE

FOR LEASE

6380 S Yosemite Courte
Centennial, CO 80112



COLDWELL BANKER
COMMERCIAL

THE SPACE

Location	6380 S Yosemite Coure Centennial, CO 80112
County	Arapahoe
APN	2075-27-2-21-002
Cross Street	Arapahoe Road & I 25
Size	One-Acre Vacant Lot
Lease Rate	\$8,700 Rent (Monhly) - Available for storage

HIGHLIGHTS

- Vacant Lot Ideal for Vehicle and Equipment Storage

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
10,433	90,544	253,798

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$169,800	\$189,834	\$173,897

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
4,523	39,270	108,383

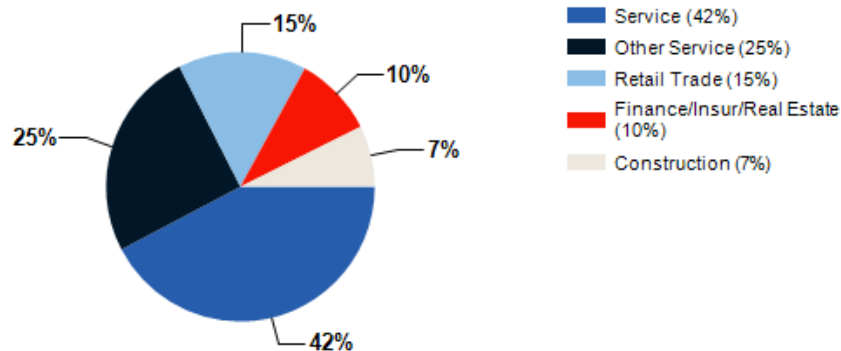
VACANT LAND FOR LEASE | VEHICLE & EQUIPMENT STORAGE

- Strategically Located Near I-25 & Arapahoe Road | Denver Tech Center

Rare opportunity to lease a conveniently located vacant lot in the heart of the Denver Tech Center, offering excellent access to I-25, Arapahoe Road, and the surrounding South Metro Denver business community. The property provides a practical solution for businesses seeking secure, accessible outdoor storage for vehicles, trailers, construction equipment, commercial equipment, fleet vehicles, or other permitted uses.

The site's proximity to major transportation corridors makes it particularly well suited for contractors, service companies, construction-related businesses, fleet operators, and other users requiring convenient outdoor storage with quick access to the regional highway network.

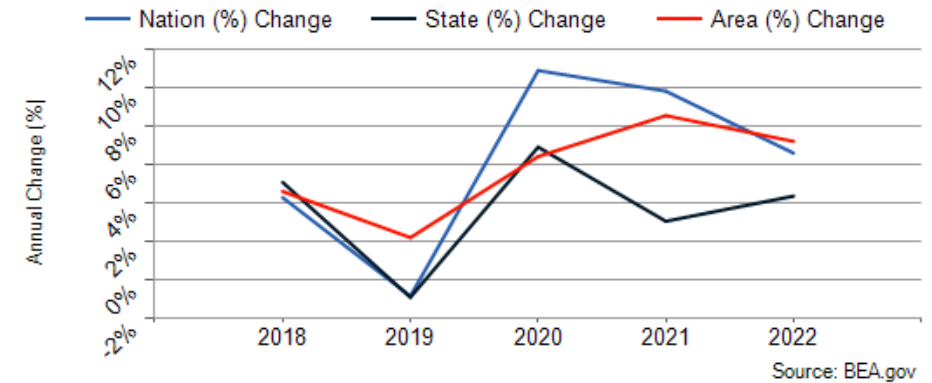
Major Industries by Employee Count

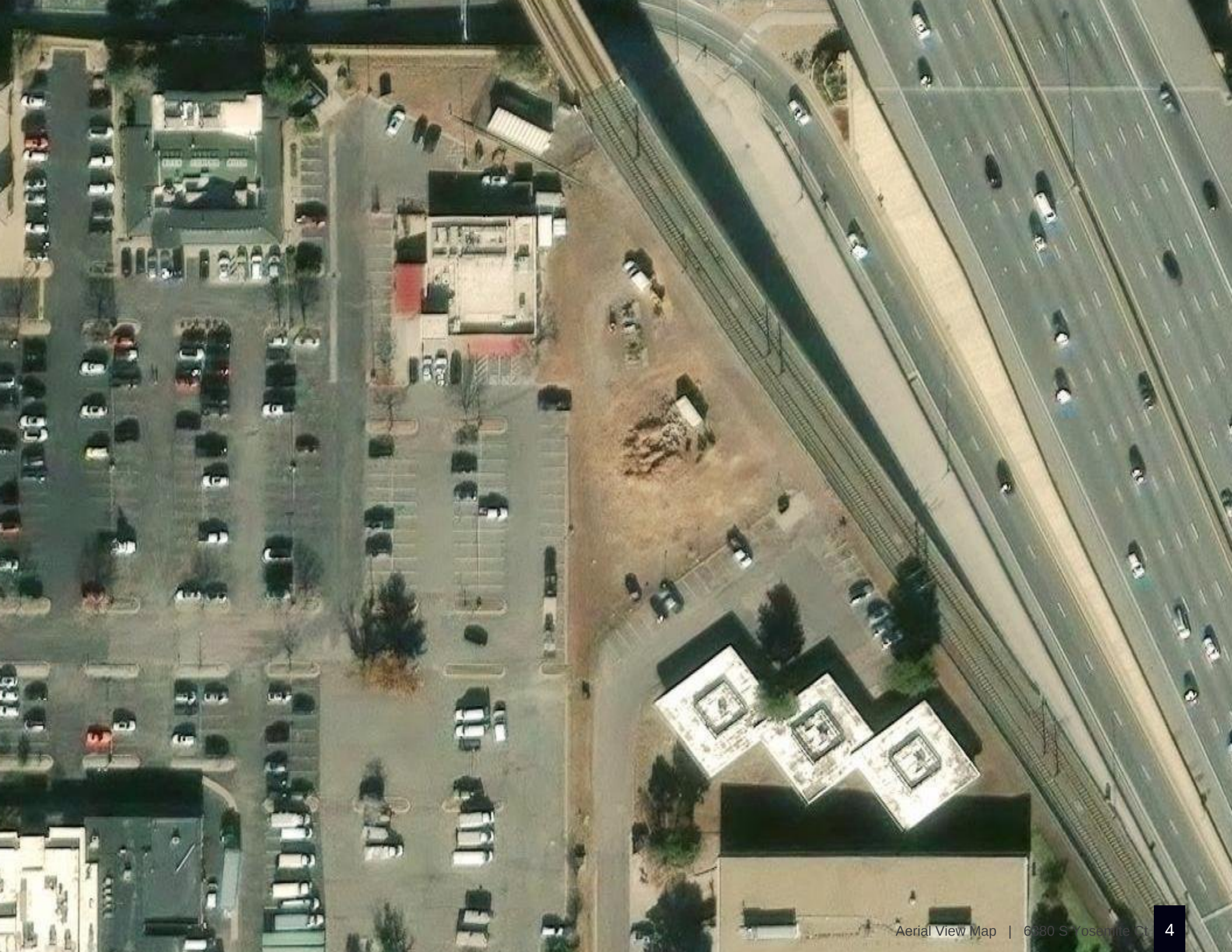


Largest Employers

UnitedHealthcare	~330,000
Comcast	~190,000
CommonSpirit Health	~160,000
AT&T	~160,000
The Travelers Indemnity Company	~30,000
Arrow Electronics	~22,000
Sierra Nevada Corporation	~13,000
United Launch Alliance	~3,575

Arapahoe County GDP Trend







Brian Campbell

Brian Campbell has been actively involved in many facets of the real estate industry for more than two decades. He has worked with clients as their representative for purchases and sales of residential and commercial property and as a representative for landlords and tenants on lease transactions. He is persistent, provides frequent communication to avoid surprises, and has strong analytic abilities. Placing the client's interests first, the emphasis is placed on the relationship and providing exceptional service.

His long history of involvement in the industry began as a senior executive for an asset management organization where he was responsible for the oversight and administration of a multi-billion-dollar contract with the United States Government for real estate services. His background with hands-on experience and knowledge along with an impressive list of clients he has represented over the years makes him one of the more capable resources for real estate services in the Denver – Metro market.

AFFILIATIONS AND MEMBERSHIPS

Licensed Associate Real Estate Broker

Realtor, National Association of Realtors

Denver Metro Commercial Association of Realtors

AWARDS

International Diamond Society, 2022

International President's Circle, 2021

Featured in the Top 100 Magazine

SPECIALTIES

Seller representation

Buyer representation

Commercial Tenant representation

Commercial Landlord representation