

FOR LEASE OR SALE

RE/MAX[®]

COMMERCIAL



Ayad Toma

RE/MAX Leaders | Commercial Division

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12600 E Arapahoe Rd, Suite B, Centennial, CO 80112

15745 E Arapahoe Rd

Centennial, CO 80016

"Each Office Independently Owned and Operated"

Property Description

Exceptional opportunity to lease or acquire a thriving, high-volume liquor store. This well-established business is fully equipped with fixtures and substantial inventory, offering a true turnkey operation perfect for an owner-operator.

The property itself presents outstanding flexibility and can be purchased separately to suit a wide range of alternative uses, including a grocery store with liquor sales, restaurant, retail showroom, event center, private club, recreation indoor, public assembly venue, indoor entertainment, hospital/clinic/medical lab, veterinarian, or vocational training facility, among many other permitted uses.

Property Highlights

- Long-established liquor store
- Prime visibility on the NEC of E. Arapahoe Rd (80,382 Vehicles Per Day in 2025) & S. Parker Rd (69,217 Vehicles Per Day in 2025)
- Clean, well-maintained facility ready for immediate operation
- Ample customer parking with 130 spaces available
- Two covered delivery docks
- Digital Pylon sign on E Arapahoe Rd
- Building equipped with a solar system
- Fully equipped with shelving, coolers, POS systems, security, and signage
- Transferable liquor license (subject to approval)

PROPERTY OVERVIEW

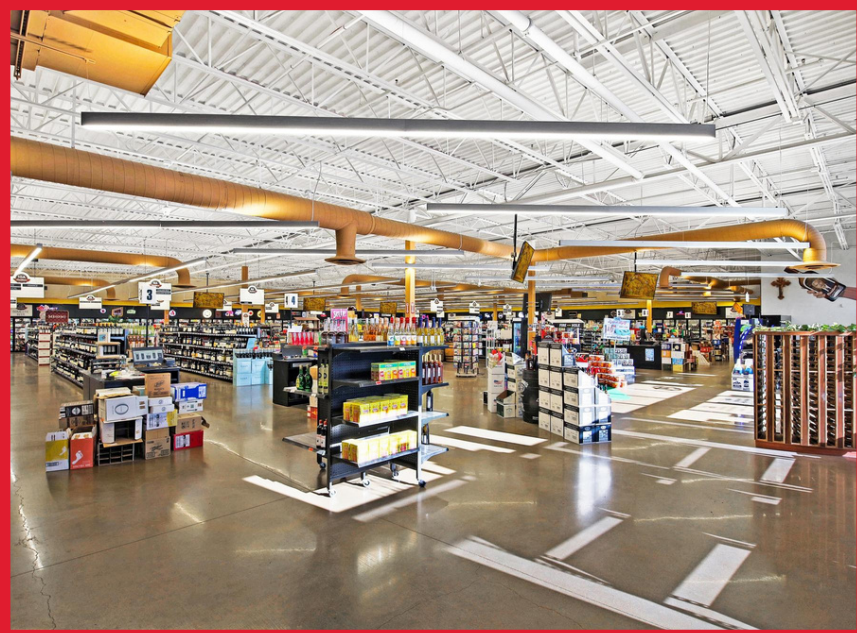
Building Size: 28,700 SF + 27,300 SF Basement

Lot Size: 2.22 Acres

Zoning: (CG) Commercial General

Year Built: 2017





Interior Retail View



Interior Retail View



Interior Retail View



Interior Retail View



Aerial View



Tasting Room



Humidor Room Entrance



Humidor Room Interior



Basement Storage Area



Basement Storage Area View 2



Basement Storage Conveyor Belt



Basement Storage Elevator



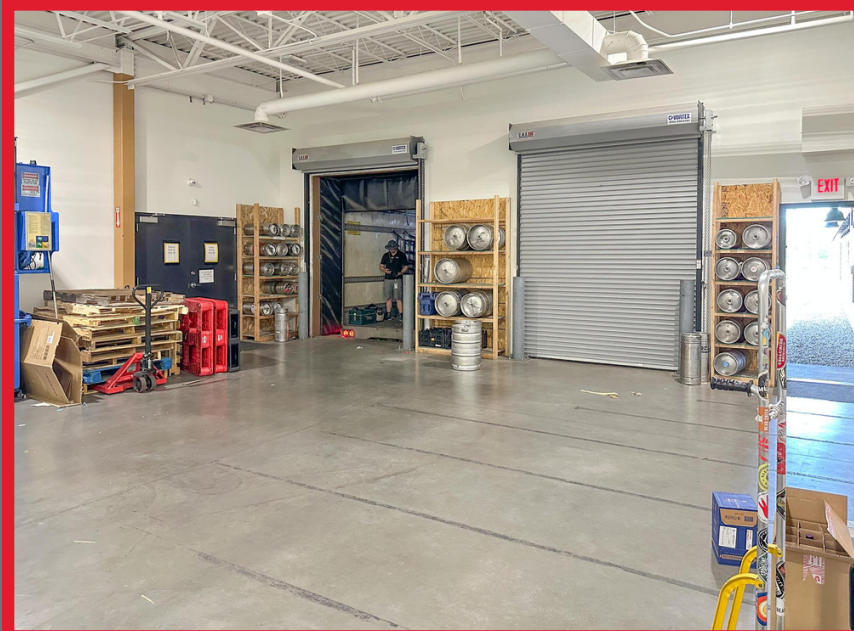
2 Covered Loading Docks - View 1



2 Covered Loading Docks - View 2



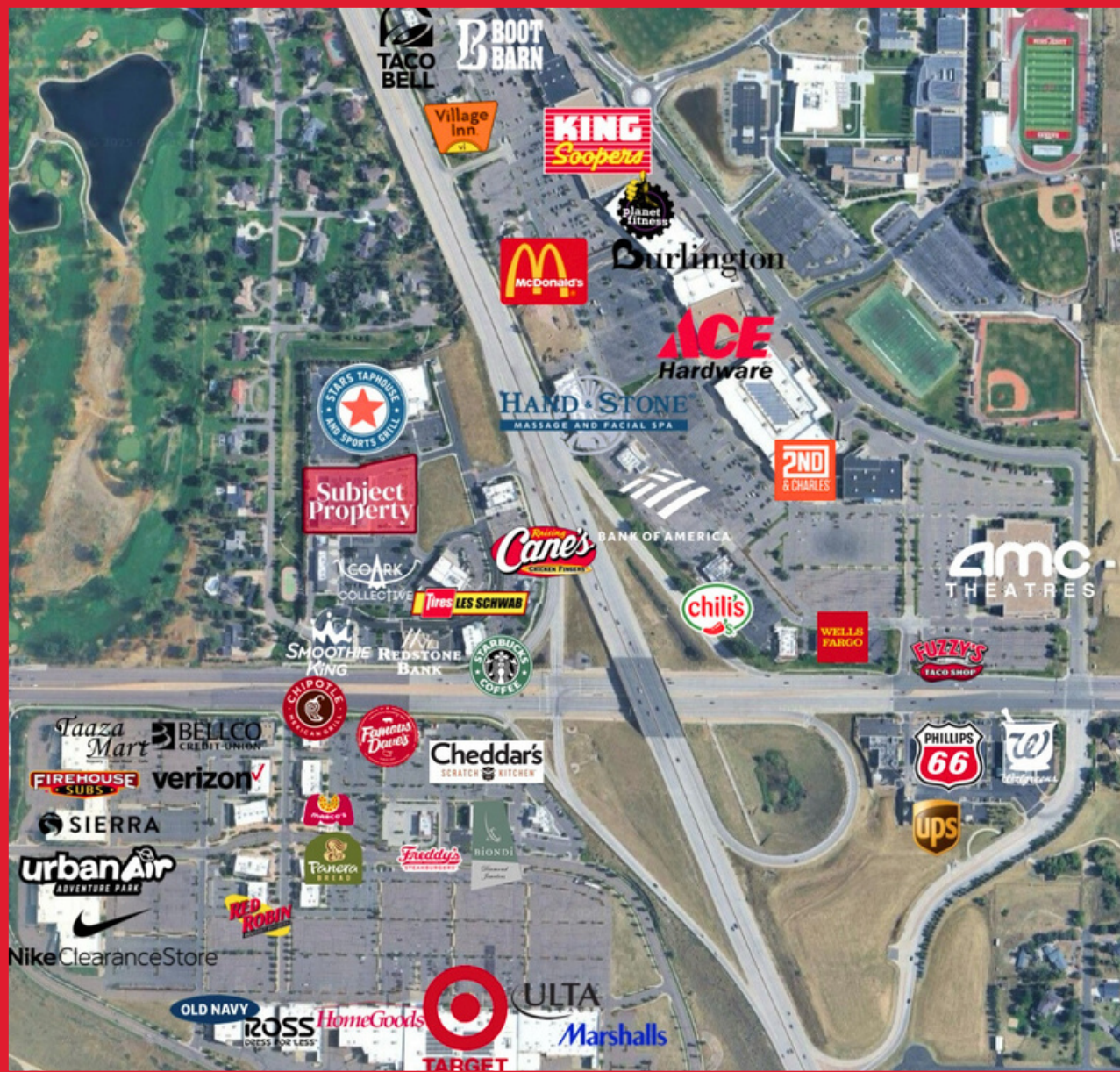
2 Covered Loading Docks - View 3



Loading Area Storage

Area Map, Demographics & Traffic Map

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	1 Mile	3 Miles
Population	6,747	73,074
Households	2,628	26,272
Median HH Income	\$95,221	\$111,417
Daytime Employees	\$95,221	\$111,417



Please inquire for further details and to schedule a private tour

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