FOR LEASE

THE STREETS AT SOUTHGLENN

6550 S GAYLORD ST, CENTENNIAL, CO

BLUE WEST CAPITAL



SOUTH DENVER'S PREMIER MIXED-USE DESTINATION | RETAIL · RESTAURANT · ENTERTAINMENT

518,435	179,017	214	1,125
TOTAL RETAIL SF	AVAILABLE RETAIL SF	CURRENT LUXURY MF UNITS	EXISTING & PLANNED MF UNITS (2028)

SITE PLAN

The North and South Redevelopment are part of an approved master development plan. All information shown is for illustrative purposes only and reflects the current vision, which may be modified.



	SUITE	SIZE (SF)	TENANT
BLOCK 1	B1-100	23,091	City of Centennial
	B1-107	2,075	AVAILABLE
	B1-115	5,727	Sur La Table
	B1-119	52,193	Whole Foods
	B1-122	5,681	Sephora
	B1-123	3,166	AVAILABLE
	B1-125	3,425	Chico's
BLOCK 2	B2-200	2,453	Portola Apartments - Mgmt Office
	B2-225	4,463	Ann Taylor LOFT
	B2-227	2,731	Paper Source
	B2-229	2,193	AVAILABLE
	B2-233	5,376	A Classic Design
	B2-236	8,337	AVAILABLE
	B2-239	3,200	AVAILABLE
	B2-242	1,705	Artworks
	B2-251	3,041	AVAILABLE
	B2-253	1,200	AVAILABLE
	B2-254	2,037	Pilates Plus
	B2-257	800	Andrews Jewelers
	B2-262	6,808	Mt Fuji
BLOCK 3	B3-300	6,488	AVAILABLE
	B3-303	1,023	AVAILABLE
	B3-306	2,190	SoSu Artists
	B3-309	1,000	AVAILABLE
	B3-312	1,805	Latitude Sports
	B3-321	1,913	AVAILABLE
	B3-322	1,000	AVAILABLE
	B3-323	839	AVAILABLE
	B3-326	5,000	AVAILABLE
	B3-327	1,534	AVAILABLE
	B3-331	3,472	AVAILABLE
	B3-336	1,900	AVAILABLE
	B3-342	7,233	AVAILABLE
	B3-351	1,264	AVAILABLE
	B3-353	1,800	AVAILABLE
	B3-354	1,858	AVAILABLE
	B3-357	4,712	Sola Salon
	B3-363	1,661	AVAILABLE
	B3-366	6,136	YMCA
	B3-LIB	17,561	Library
BLOCK 4	B4-400	5,495	Woodhouse Day Spa
	B4-401	7,551	Kirklands
	B4-402	14,991	Old Navy
	B4-404	14,686	Snöbahn
	B4-406	4,048	Indulge
	B4-409	1,405	T is for Table
	B4-415	2,237	Bloom Dental
	B4-418	1,499	My Music Skool
	B4-420	1,609	Heaven Artisan Creamery
	B4-422	1,903	Tacos & Tequila
	B4-423	2,000	Modern Market/Home Team
BLOCK 5	B5-500	8,345	AVAILABLE
	B5-503	4,408	AVAILABLE
	B5-505	2,488	T Mobile
	B5-506	2,196	AVAILABLE
	B5-509	4,667	Corner Bakery
	B5-515	3,764	Snooze
	B5-518	1,752	Huckleberry Roasters
	B5-521	1,595	Floyd's 99
BLOCK 6	Planned	361 Units	North Redevelopment
	B6-621	3,600	Bad Daddy's
BLOCK 7	B7-700	7,293	AVAILABLE
	B7-701	58,188	Hollywood Theater
	B7-703	2,706	Sweet Factory
	B7-706	1,996	AVAILABLE
	B7-709	1,620	AVAILABLE
	B7-710	1,000	Magic Nails
	B7-712	2,500	AVAILABLE
	B7-714	3,896	Pho 95
	B7-724	12,235	AVAILABLE
	B7-730	47,943	Elite Speed
BLOCK 8	B8-841	20,280	AVAILABLE
	B8-843	20,515	Staples
	B8-844	26,435	AVAILABLE
	B8-845	24,091	Marshalls
	B8-846	30,512	AT LEASE

affluent TRADE AREA

THE STREETS AT SOUTHGLENN WITHIN 3 MILES

$173,735
EST AVG HH INCOME

$125,216
MEDIAN HH INCOME

102,203
POPULATION

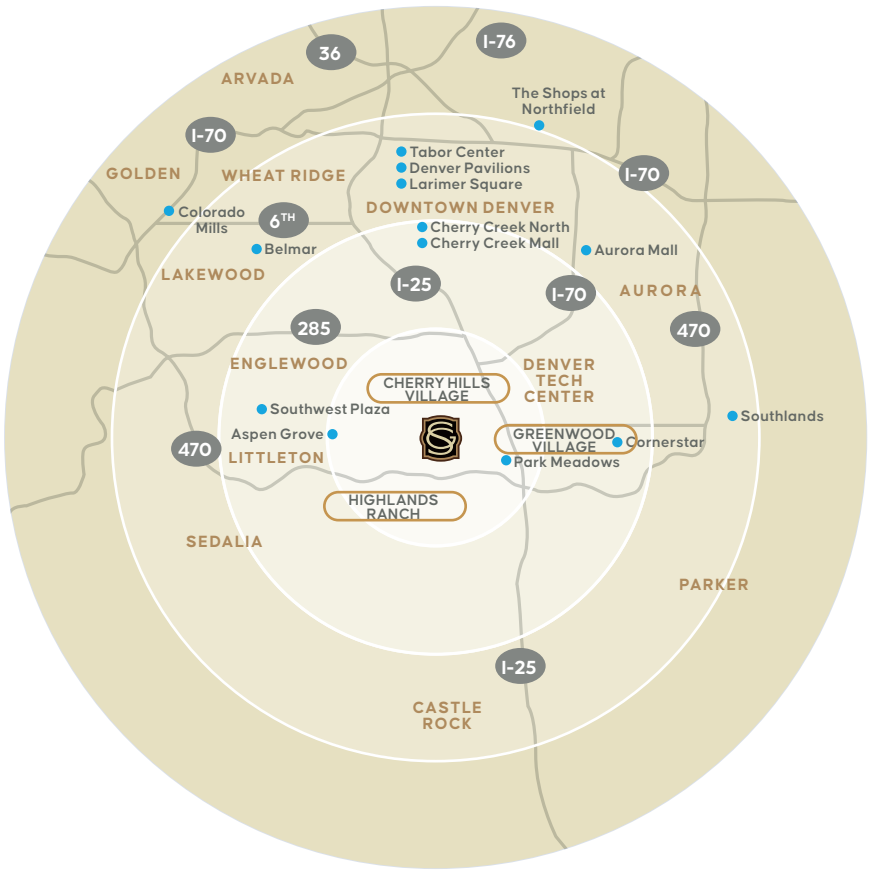
AT THE CENTER OF SOUTH DENVER'S MOST DESIRABLE NEIGHBORHOODS

The Streets at SouthGlenn sits in one of Denver's most established, high-income corridors. Surrounded by Cherry Hills Village, Greenwood Village, and Highlands Ranch, the area combines exceptional demographics, strong connectivity, and proximity to the Denver Tech Center, creating a dynamic trade area defined by affluence, growth, and a thriving lifestyle.

CHERRY HILLS VILLAGE
Average HH Income: **$160,801**
Median HH Income: **$104,433**
Population: **109,096**

GREENWOOD VILLAGE
Average HH Income: **$163,886**
Median HH Income: **$112,246**
Population: **101,284**

HIGHLANDS RANCH
Average HH Income: **$174,982**
Median HH Income: **$140,678**
Population: **107,592**



All demographic data is representative of households within a three-mile radius. Data from 2025 ESRI.

IMMEDIATE TRADE AREA





DEMOGRAPHICS 2025	1-MILE	3-MILE	5-MILE
TOTAL POPULATION	12,247	102,203	292,382
AVG HH INCOME	$148,495	$173,735	$166,533
BUSINESSES	513	3,749	15,990
EMPLOYEES	4,018	36,210	198,268

REGIONAL TRADE AREA

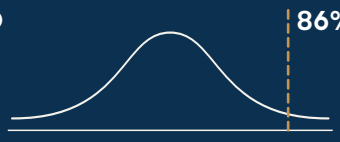


TOP-PERFORMING WHOLE FOODS ANCHOR

Whole Foods Market has anchored The Streets at SouthGlenn since 2009, driving over 712,000 annual visits. Properties near Whole Foods benefit from stronger traffic, affluent demographics and increased tenant retention.

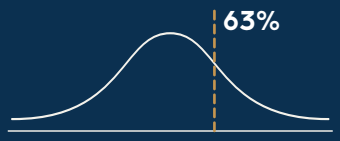
GROCERY STORES IN COLORADO

211 / 1,609



#8 RANKED WHOLE FOODS IN COLORADO

8 / 19



CONSISTENT INCREASE IN VISITORS

+1.1%	+1.0%	+10.8%
YoY	Yo2Y	Yo3Y

Based on foot traffic

Placer.ai







RECOGNIZED AMONG COLORADO'S PREMIER RETAIL DESTINATIONS

The Streets at SouthGlenn is among Colorado's top lifestyle centers, supported by an affluent, educated customer base and year-round traffic. With demographics comparable to Park Meadows, Cherry Creek, and other leading markets, SouthGlenn combines access, affluence, and community connection that define the state's premier retail environments.

COMPARISON TO DENVER AREA LIFESTYLE CENTERS

SHOPPING CENTER	AVERAGE HH INCOME			MEDIAN HH INCOME			POPULATION		
	1-MILE	2-MILE	3-MILE	1-MILE	2-MILE	3-MILE	1-MILE	2-MILE	3-MILE
The Streets at SouthGlenn	**$148,495**	**$167,414**	**$173,735**	**$111,810**	**$125,149**	**$124,520**	**12,247**	**49,547**	**102,203**
Aspen Grove	$162,727	$163,332	$154,003	$107,789	$117,789	$119,520	6,363	32,110	85,590
Belmar	$99,675	$107,150	$106,454	$78,439	$80,796	$79,690	17,857	68,471	157,276
Cherry Creek	$235,344	$161,829	$157,976	$171,040	$105,244	$106,557	18,774	118,209	241,041
Park Meadows	$126,029	$154,648	$167,484	$103,160	$116,684	$123,345	6,980	31,488	72,569
The Shops at Northfield	$235,966	$196,586	$153,338	$201,253	$160,315	$109,324	7,346	36,913	102,568

All demographic data from 2025 ESRI.





BLUE WEST CAPITAL

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