

YOSEMITE MEDICAL PLAZA

6886 S. YOSEMITE ST.
CENTENNIAL, CO



FOR LEASE

Join the highly anticipated Collective Health Society — an integrative dental, health, and wellness collaborative in South Metro Denver. **993 - 5,227 RSF** premier, second-floor medical office space available along highly visible S. Yosemite Street, Centennial, Colorado.

Also Offering:

- Conference room available for rent.
- Individual Medical and Office Rooms also available for short-term or long-term rent in the Collective Health Society Space on the 1st Floor. (Approx. 100-150 RSF)

Integrative & Holistic
Health / Wellness
Medical Office Building
with **Mountain Views**



**COLLECTIVE
HEALTH SOCIETY**
SMILE FOCUSED. WELLNESS ELEVATED

CONTACT BROKER FOR PRICING:

AUDREY WILSON

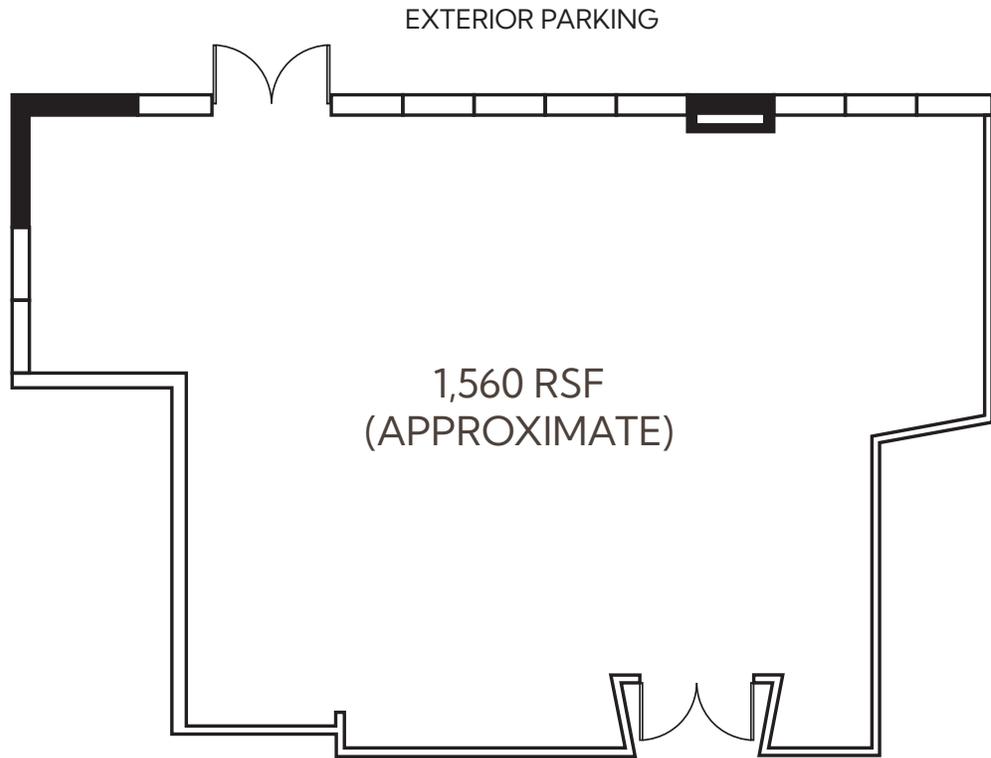
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FIRST FLOOR – AVAILABILITY

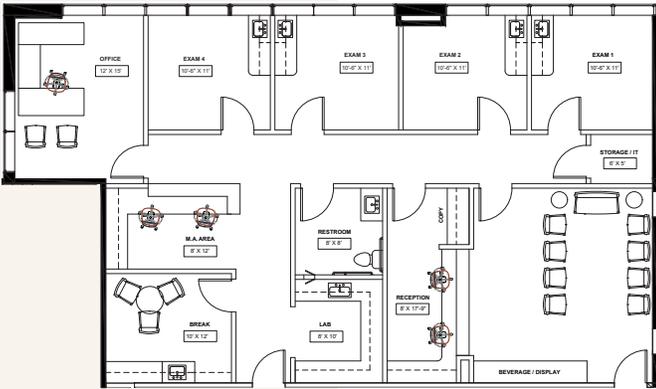


MAIN LOBBY OF
COLLECTIVE HEALTH SOCIETY



6886 S
9886 S

SECOND FLOOR - AVAILABILITIES

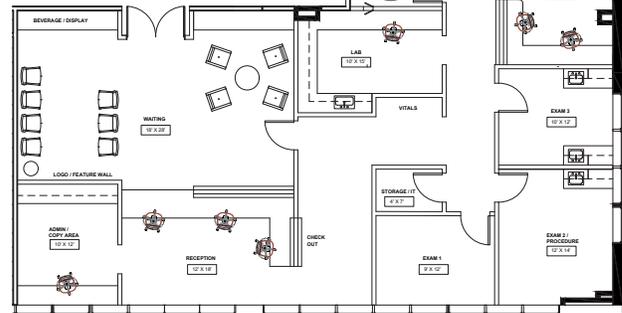


Suite 202 1,985 RSF

* Can be demisable down to half (993 SF)
Concept Only - Shell Space

Suite 203 3,264 RSF

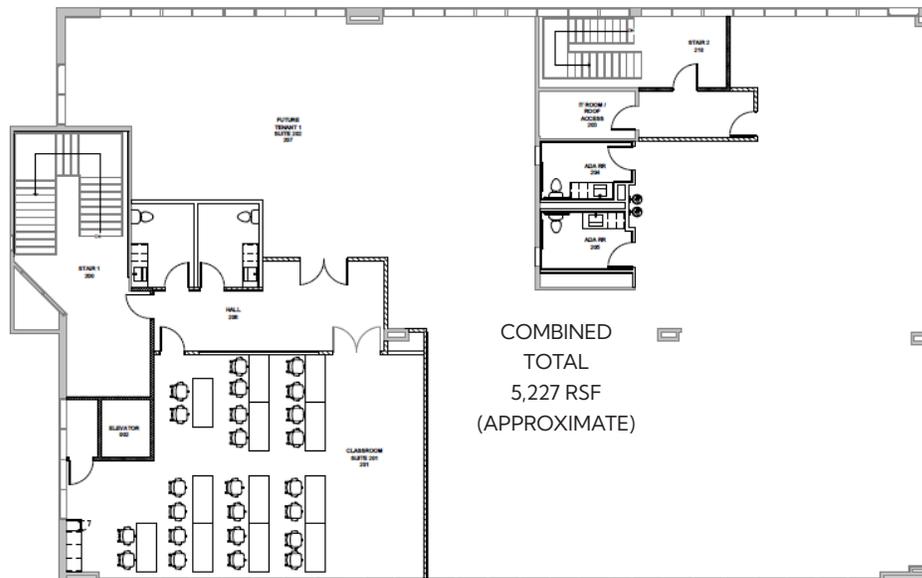
* Concept Only - Shell Space



CONFERENCE ROOM AVAILABLE FOR RENT



COMBINED OPTION



COMBINED
TOTAL
5,227 RSF
(APPROXIMATE)

Traffic Stats

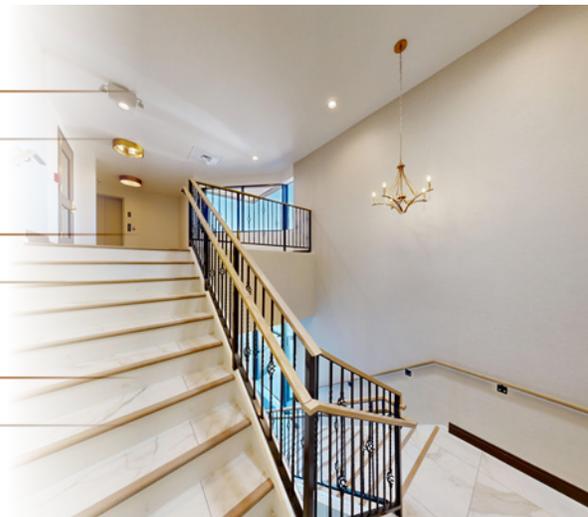
6886 S. YOSEMITE STREET

- E. Arapahoe Rd. W/O S. Yosemite St: 37,894 VPD
- E. Arapahoe Rd. E/O S. Yosemite St.: 51,975 VPD
- S. Yosemite St. N/O S. Xanthia St.: 20,261 VPD

2022 MPSI estimates

Demographics

	1 MILE	3 MILES	5 MILES	
POPULATION				
2024 Total Population	11,624	86,153	241,628	Projected Population Growth: 6% Increase
2029 Total Population	12,414	88,443	247,259	
2024 Total Daytime Population	33,480	208,757	360,632	
Workers	29,115	172,336	254,906	
Residents	4,365	36,421	105,726	
HOUSING				
2024 Housing Units	5,401	38,147	106,780	Projected Housing Growth: 8% Increase
Owner Occupied Housing Units	42.5%	53.7%	55.4%	
Renter Occupied Housing Units	50.2%	40.2%	39.2%	
Vacant Housing Units	7.4%	6.2%	5.3%	
2029 Housing Units	5,840	39,984	111,052	
Owner Occupied Housing Units	40.9%	52.7%	55.3%	
Renter Occupied Housing Units	52.4%	40.7%	38.8%	
Vacant Housing Units	6.7%	6.6%	5.9%	
MEDIAN HOUSEHOLD INCOME				
2024	\$101,173	\$129,897	\$113,054	
2029	\$114,508	\$152,476	\$133,333	
MEDIAN HOME VALUE				
2024	\$636,992	\$711,416	\$673,782	
2029	\$676,149	\$784,087	\$733,168	
MEDIAN AGE				
2024	36.5	39.3	38.9	
2029	37.7	40.4	40.2	



Property & Location Overview

6886 S.
YOSEMITE
STREET

- LOCATED AT THE GATEWAY TO DENVER TECH CENTER
- EASY ACCESS TO I-25

E. Arapahoe Rd.



S. Yosemite St.

S. Yosemite Ct.



**YOSEMITE
MEDICAL
PLAZA**



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