

# DANA INVESTMENT CORPORATION

## THE DANA GROUP

6892 S. Yosemite Court, Ste 2-105  
Centennial, CO 80112

Listing Broker:

Matthew Soussa 949-280-7775  
mmsoussa@danainvestments.com

# Retail Space Available

**\$20.00 + NNN / SF**

## Promenade Shopping Center

**\$7.00 = NNN / SF**

**2670 E. County Line Road**

**Suite: I • 1,405 SF**

### C-470 Frontage Center

Situated @ Major Exit (University)

Demographic Corridor Serving:

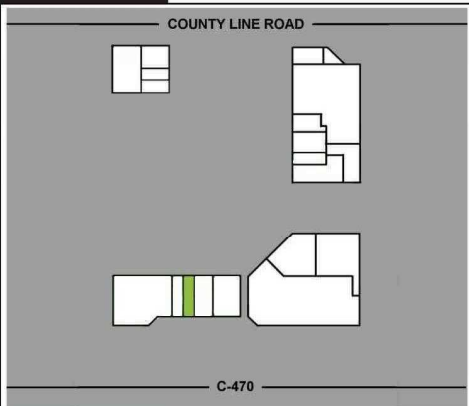
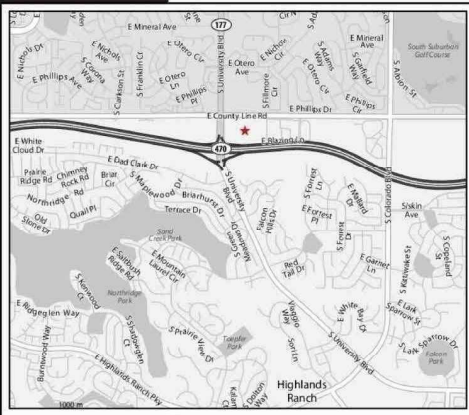
**Lone Tree  
Centennial  
Littleton  
Highlands Ranch**

Daily Traffic Counts:

**C-470 - 95,600\***

**County Line - 36,700\***

\* 2007 Annual Average Daily Traffic



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of the transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.