

# FOXRIDGE PLAZA PROFESSIONAL BUILDING NEC COUNTY LINE & HOLLY

5730 E. OTERO AVENUE  
CENTENNIAL, CO 80112



# FOR LEASE

## PROPERTY OVERVIEW

ADDRESS	NEC County Line & Holly 5730 E. Otero Avenue Centennial, CO 80112
LEASE RATE	Negotiable - Please Contact Broker
LEASE TYPE	NNN
BUILDING TYPE	Retail/Medical/Office
AVAILABLE SQUARE FOOTAGE	Unit 700 – 1,744 SF Unit 200 – 1,187 SF

## PROPERTY FEATURES

- Unit 700 offers a storefront retail space with strong visibility and easy customer access—ideal for a variety of retail uses.
- Unit 200 is a great fit for medical users – past tenants include medical professionals
- Competitive lease rates compared to nearby retail spaces around King Soopers
- Take advantage of the high foot traffic from King Soopers and busy shopping center
- Recent capital improvements made to the property
- Substantial covered and surface parking available
- Tenant improvement allowance available

## BROKER CONTACTS

### KYLE MOYER

Associate Advisor

**T:** 720.939.0193

KMoyer@PinnacleREA.com

### CODY STAMBAUGH

Senior Advisor

**T:** 720.291.0868

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### ELIZABETH MORGAN

Vice President

**T:** 303.324.1107

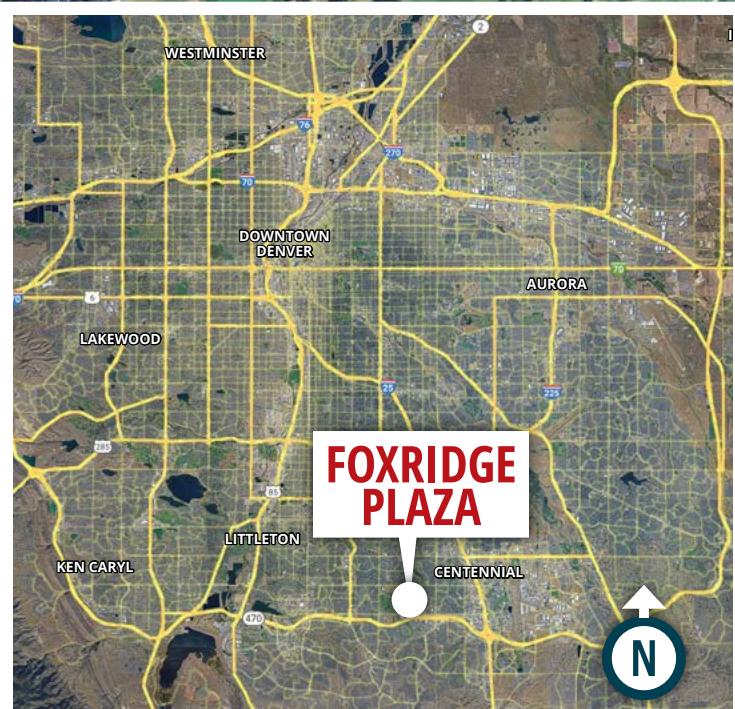
EMorgan@PinnacleREA.com

## OFFICE

One Broadway Suite A300  
Denver, CO 80203

**T:** 303.962.9555

www.PinnacleREA.com



PARK MEADOWS  
Dillard's lululemon  
JCPenney NORDSTROM  
macy's THE NORTH FACE  
GAP NEW YORK

Marshalls  
COSTCO  
BEST BUY

FOXRIDGE PLAZA  
State Farm  
Denver Dell EMPORIUM  
colorado school of acting

KING Soopers  
HERITAGE DENTAL  
BLU Medical AESTHETICS  
1STBANK

Walmart

E County Line Rd

N

SOUTH SUBURBAN  
PARKS & RECREATION

## AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	11,938	117,685	244,085
2024 HOUSEHOLDS	4,965	46,420	98,360
AVERAGE HH INCOME	\$152,801	\$148,090	\$147,311

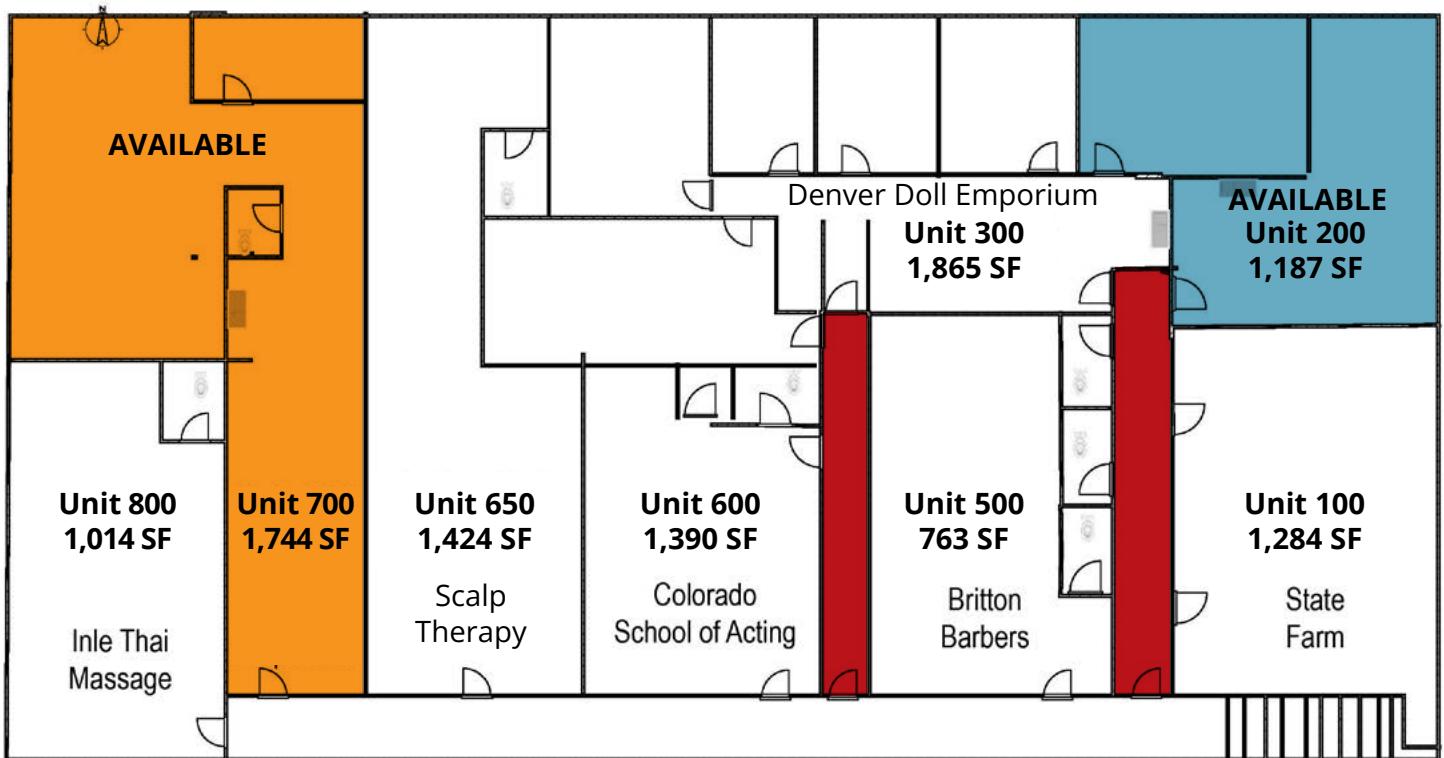
Source: CoStar

## TRAFFIC COUNTS

E OTERO AVE S HOLLY ST W	2,820 Traffic / Day
COUNTY LINE RD S HOLLY ST	28,115 Traffic / Day

Source: TrafficMetrix® Products

## FLOOR PLAN



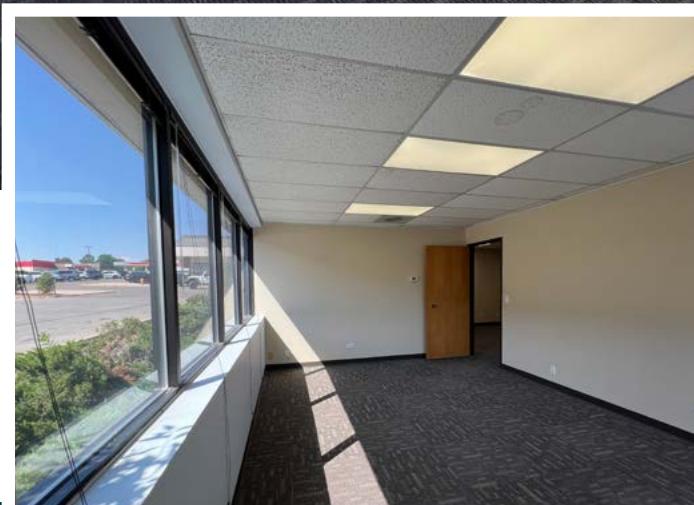
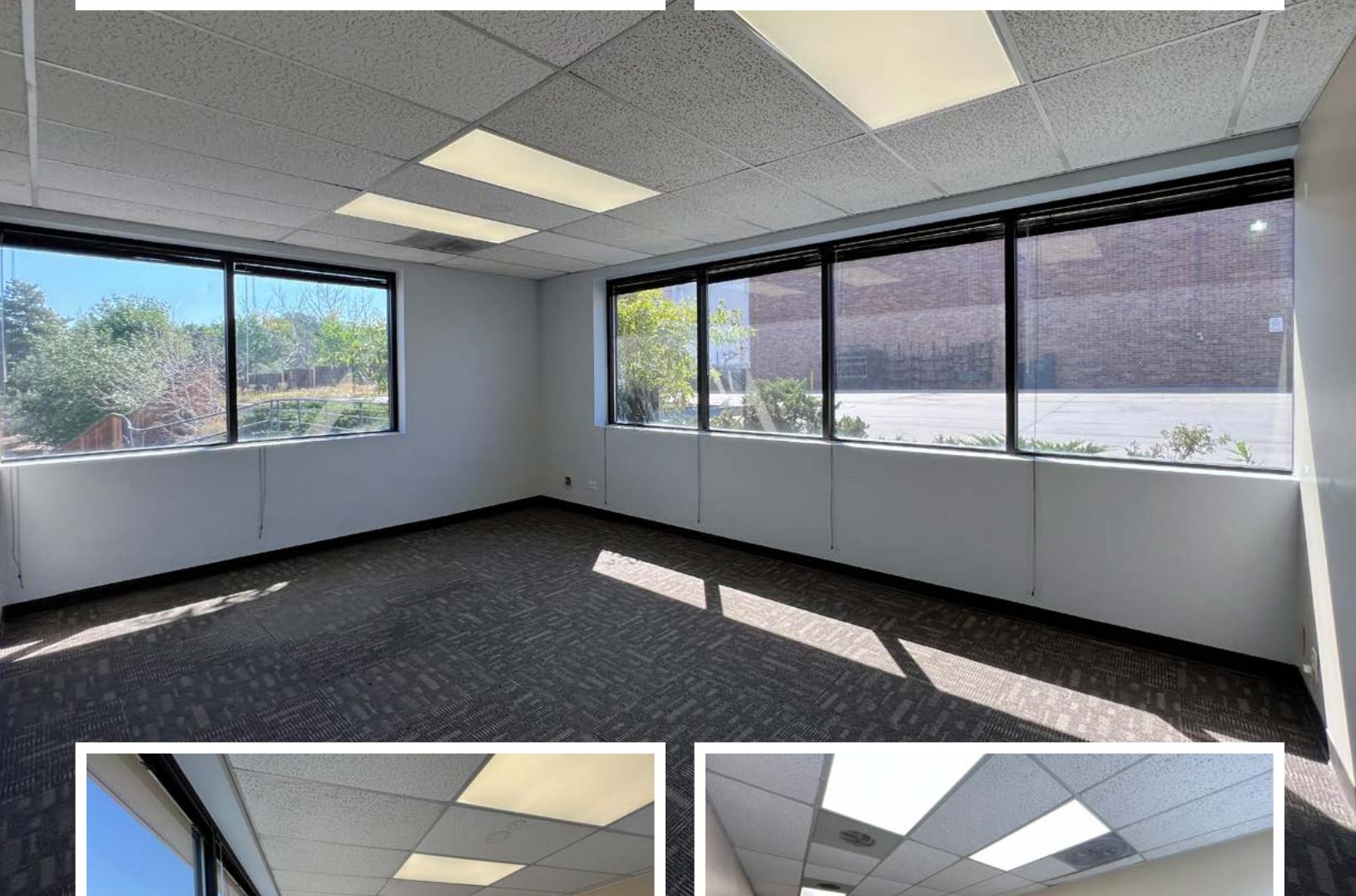
**UNIT 700**

**UNIT 200**

**ACCESS WAY**

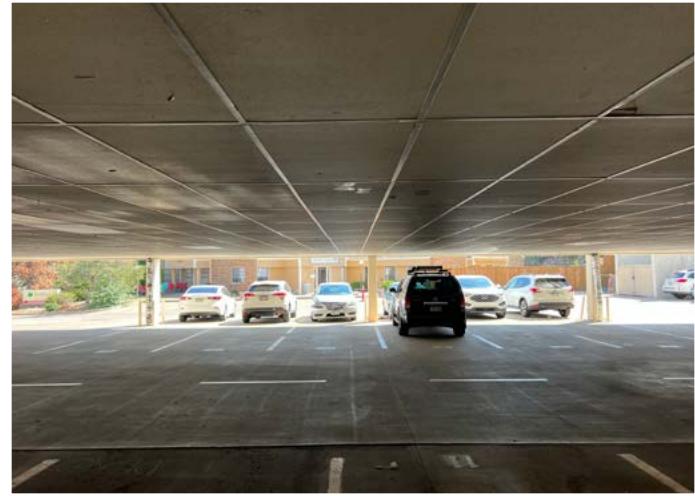


## UNIT 200 – 1,187 SF



# UNIT 700 – 1,744 SF





## BROKERAGE TEAM

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