

FOX RIDGE 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

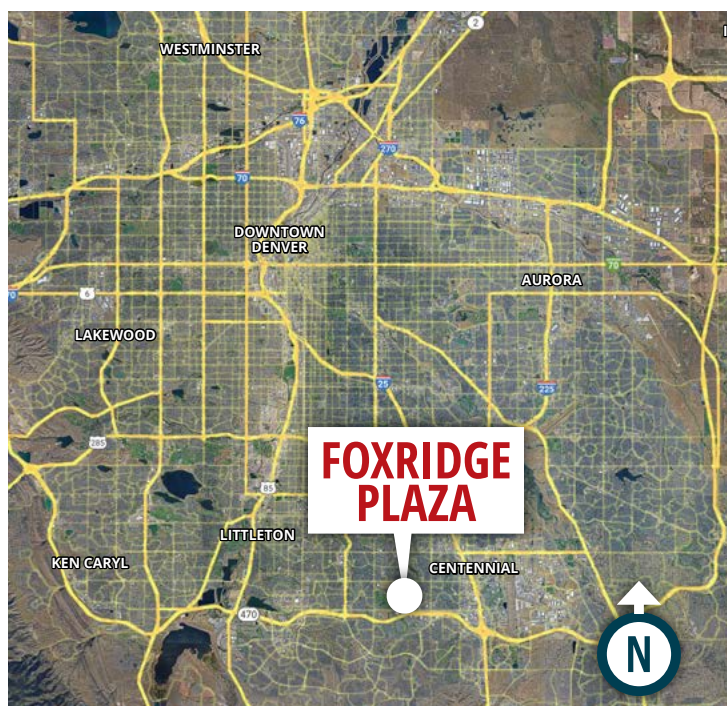
CODY STAMBAUGH
Senior Advisor
T: 720.291.0868
CStambaugh@PinnacleREA.com

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





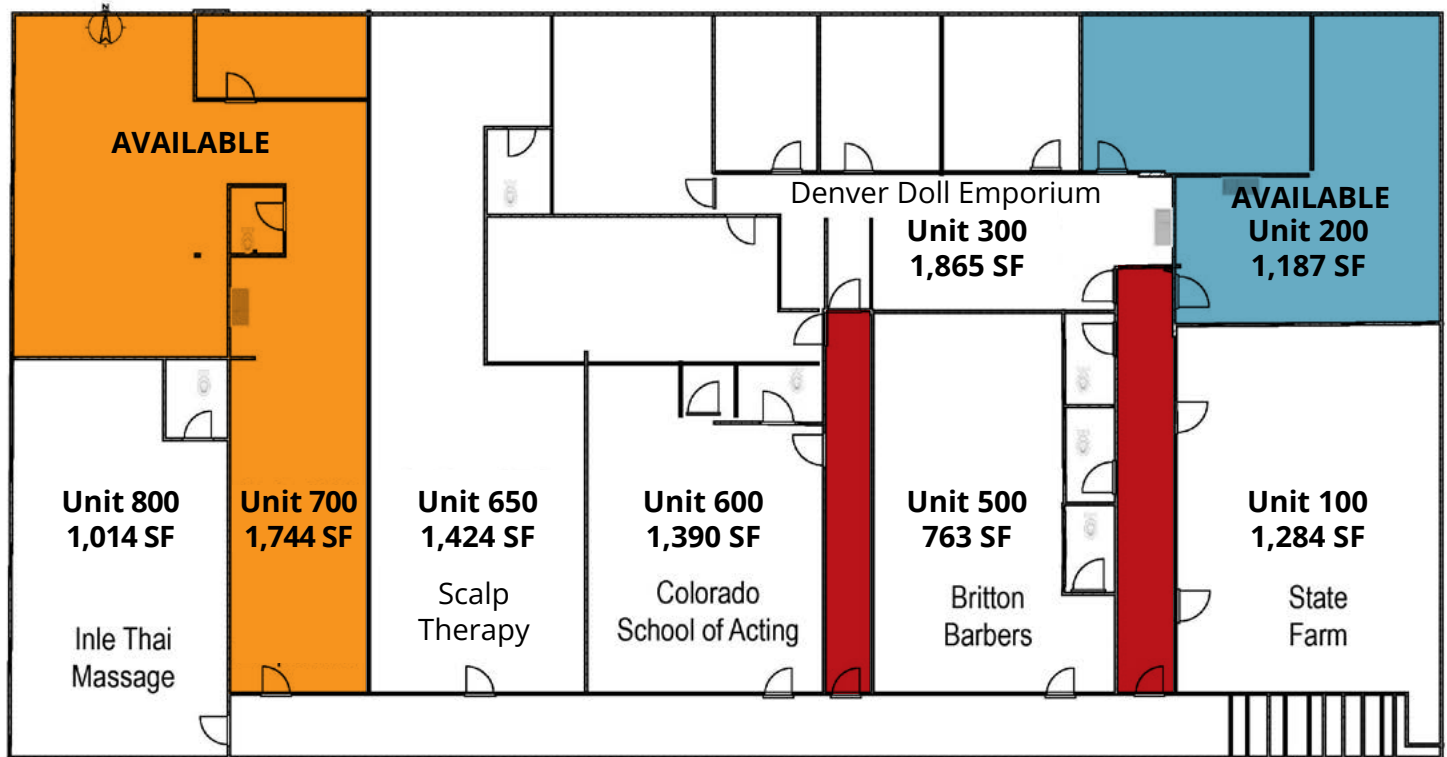
AREA DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
2024 POPULATION	11,938	117,685	244,085
2024 HOUSEHOLDS	4,965	46,420	98,360
AVERAGE HH INCOME	\$152,801	\$148,090	\$147,311

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**

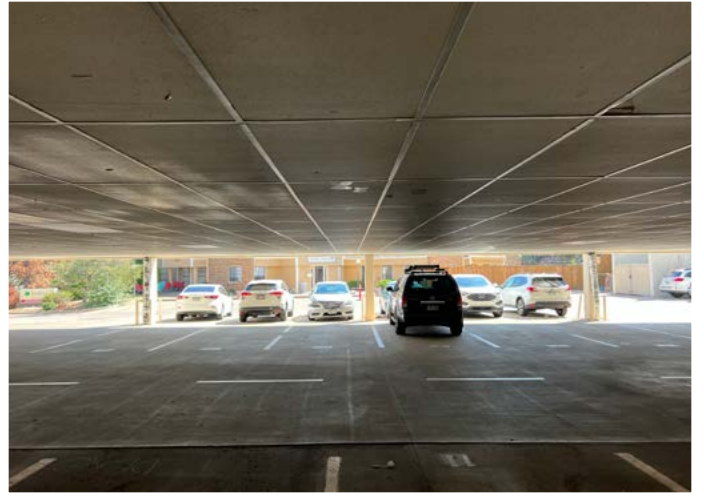


UNIT 200 — 1,187 SF



UNIT 700 — 1,744 SF





BROKERAGE TEAM

KYLE MOYER

Associate Advisor

T: 720.939.0193

KMoyer@PinnacleREA.com

CODY STAMBAUGH

Senior Advisor

T: 720.291.0868

CStambaugh@PinnacleREA.com

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