

FOXTRIDGE 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	Medical/Retail/Office
AVAILABLE SQUARE FOOTAGE	Unit 200 – 837 SF Unit 300 – 2,705 SF Unit 200 & 300 – 3,542 SF (units may be combined)

PROPERTY FEATURES

- 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

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OFFICE

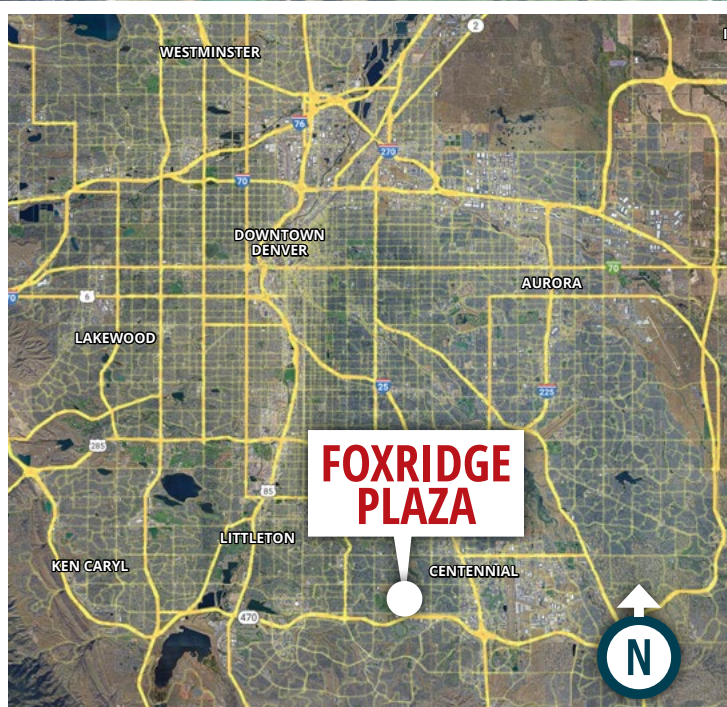
One Broadway Suite A300

Denver, CO 80203

T: 303.962.9555

www.PinnacleREA.com





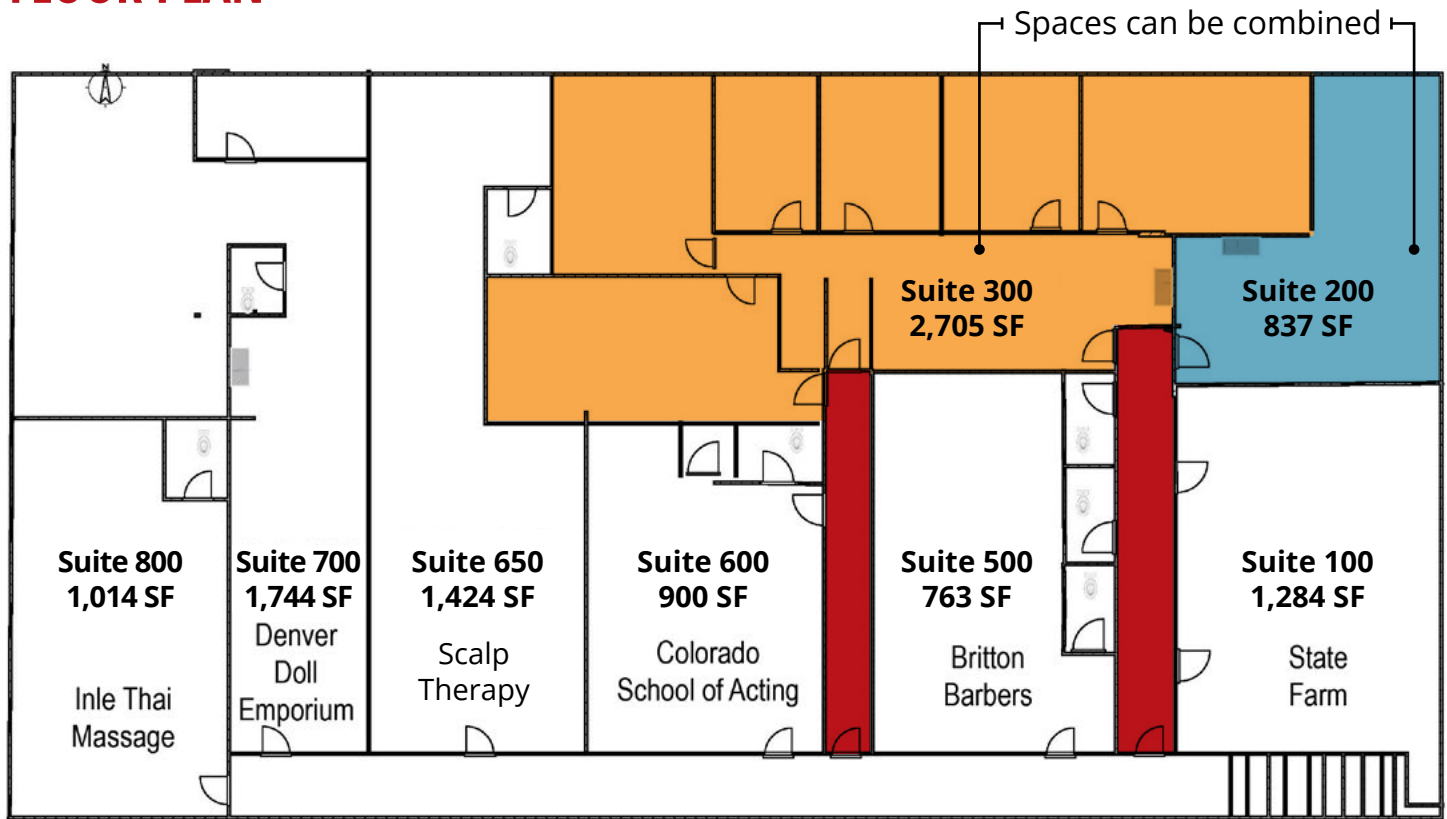
AREA DEMOGRAPHICS			
	1 MILE	3 MILES	5 MILES
2024 POPULATION	11,938	117,685	244,085
2024 HOUSEHOLDS	4,965	46,420	98,360
AVERAGE HH INCOME	\$152,801	\$148,090	\$147,311

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



Multiple scenarios available to combine spaces. Contact broker for more information.

 **SUITE 300**

 **SUITE 200**

 **ACCESS WAY**

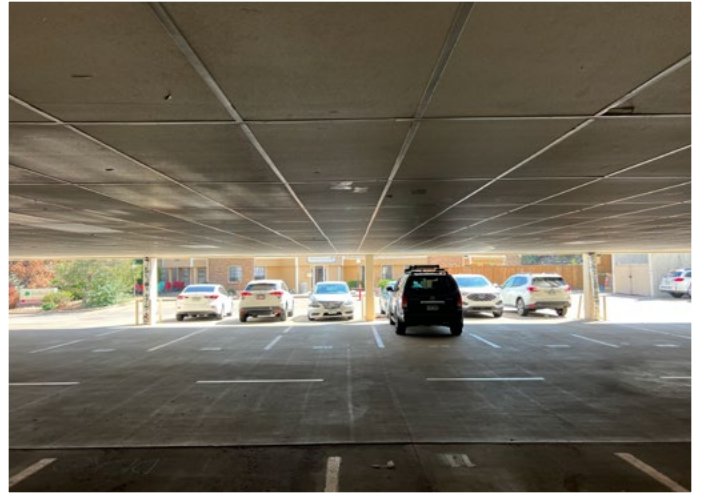


UNIT 200 — 837 SF (MAY BE COMBINED WITH UNIT 300)



UNIT 300 — 2,705 SF (MAY BE COMBINED WITH UNIT 200)





BROKERAGE TEAM

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