

6909 S Holly Cir Ste 250

Centennial, CO 80112

FOR SALE

Property Summary



Property Description

Introducing an exceptional investment or owner user opportunity in Centennial, CO. This 827 SF building, constructed in 1982 and zoned BP35, offers a prime location for office space in the thriving Centennial area. With high potential for a variety of office uses, this property presents an ideal canvas for investors or owner user's seeking a strategic addition to their portfolio. Its versatile layout and advantageous zoning ensure adaptability to a range of business needs, while its established presence in the area signifies a solid foundation for long-term success. Embrace the prospect of cultivating a flourishing business hub within this well-positioned property.

Offering Summary

Sale Price:	\$173,000
Suite Size:	827 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	780	1,746	6,091
Total Population	1,903	4,242	15,574
Average HH Income	\$159,234	\$162,737	\$178,837

Brenton Hanes
Senior Commercial Advsiior
brentonhanes@me.com

Amy Weisbender
Commercial Associate
amy@weisrealestate.net

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

COLORADO
REAL ESTATE

 **COMMERCIAL ADVISORS™**

6909 S Holly Cir Ste 250

Centennial, CO 80112

FOR SALE

Additional Photos



Brenton Hanes
Senior Commercial Advisor
brentonhanes@me.com

Amy Weisbender
Commercial Associate
amy@weisrealestate.net

Berkshire Hathaway HomeServices
Colorado Real Estate
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

BERKSHIRE HATHAWAY
HOMESERVICES | COLORADO
REAL ESTATE

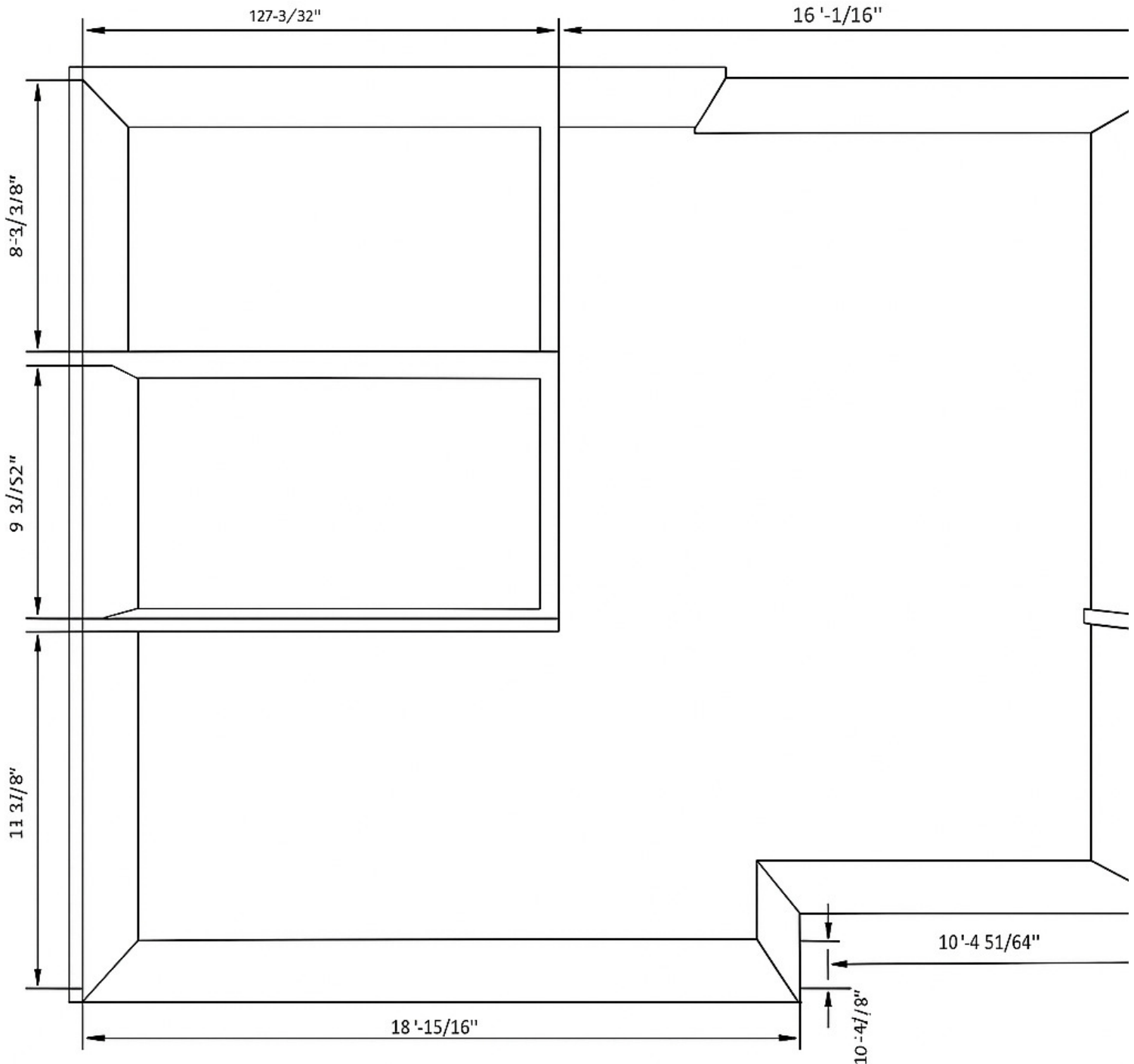


6909 S Holly Cir Ste 250

Centennial, CO 80112

FOR SALE

Site Plans



Brenton Hanes
Senior Commercial Advisor
brentonhanes@me.com

Amy Weisbender
Commercial Associate
amy@weisrealestate.net

Berkshire Hathaway HomeServices
Colorado Real Estate
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES | COLORADO
REAL ESTATE

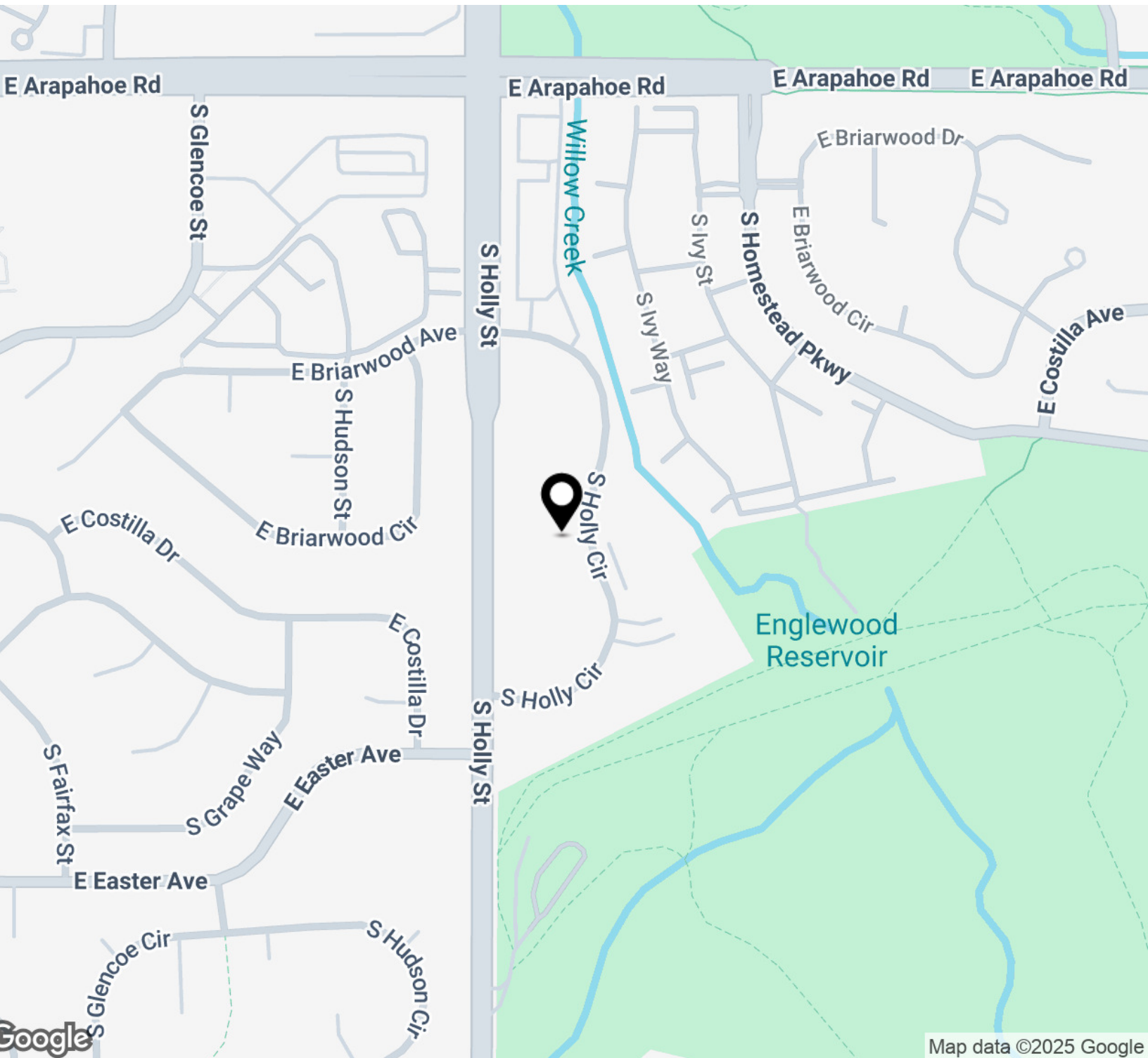
 **COMMERCIAL ADVISORS™**

6909 S Holly Cir Ste 250

Centennial, CO 80112

FOR SALE

Location Map



Brenton Hanes
Senior Commercial Advisor
brentonhanes@me.com

Amy Weisbender
Commercial Associate
amy@weisrealestate.net

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**COLORADO
REAL ESTATE**

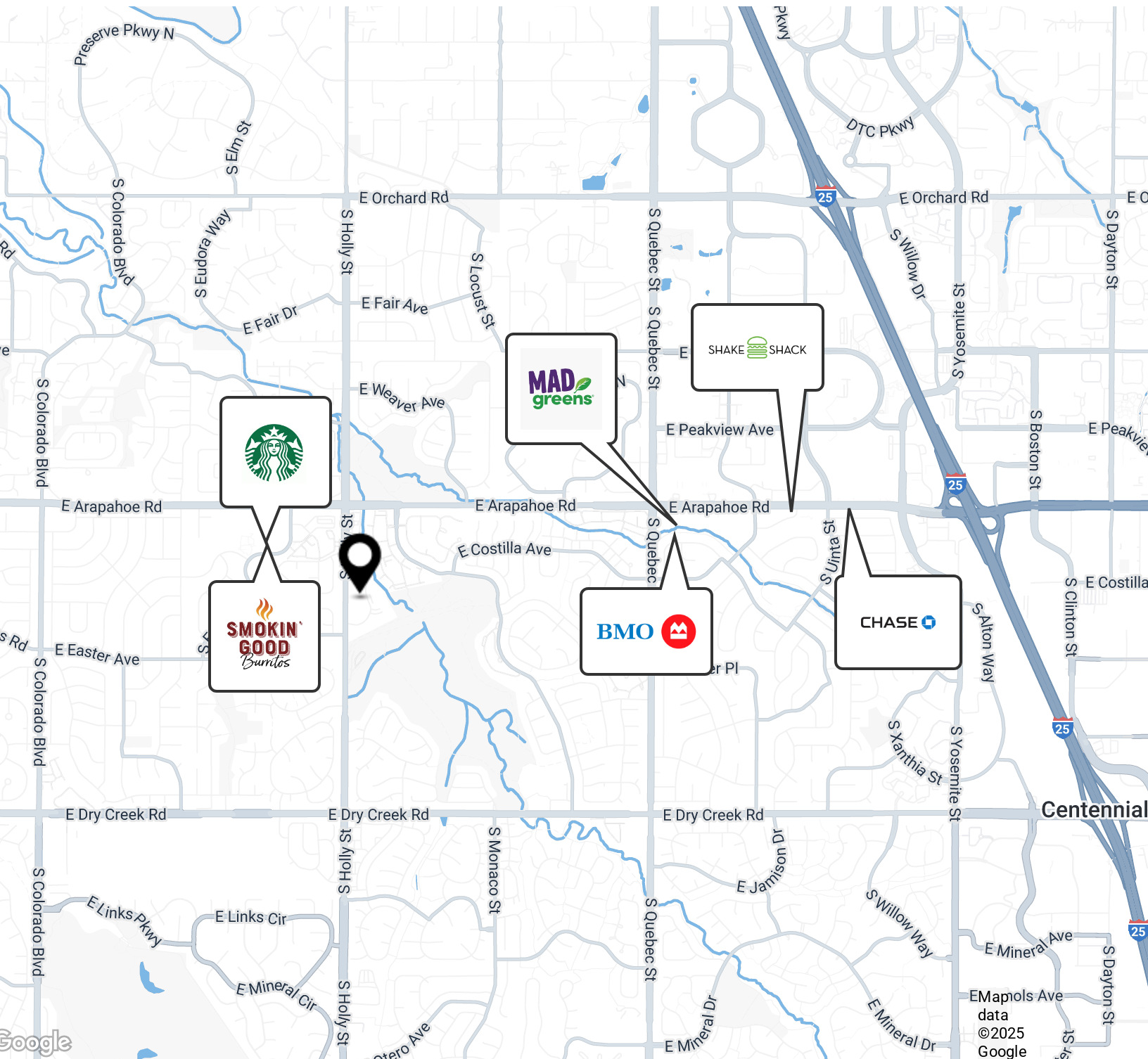
 **COMMERCIAL ADVISORS™**

6909 S Holly Cir Ste 250

Centennial, CO 80112

FOR SALE

Retailer Map



Brenton Hanes
Senior Commercial Advisor
brentonhanes@me.com

Amy Weisbender
Commercial Associate
amy@weisrealestate.net

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOMESERVICES

**COLORADO
REAL ESTATE**

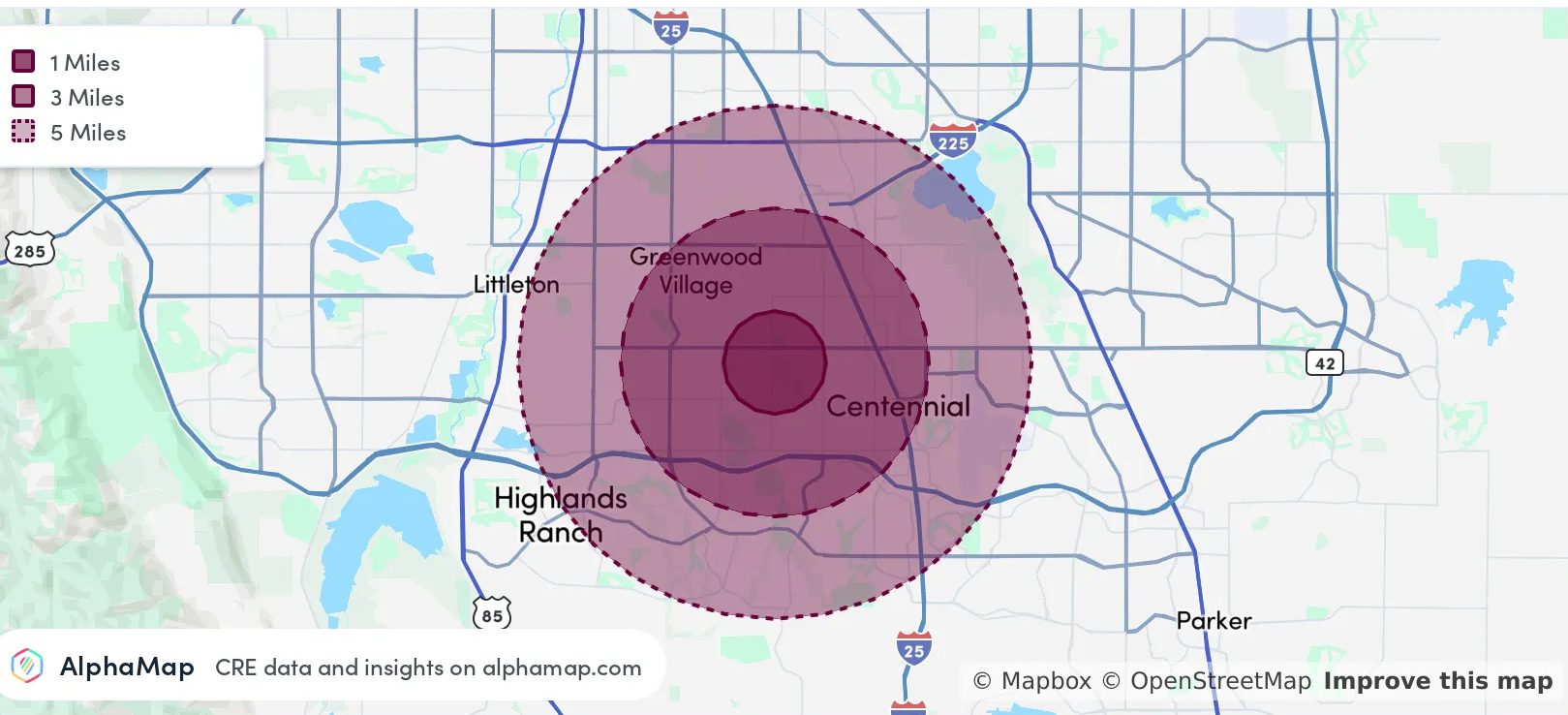
 **COMMERCIAL ADVISORS™**

6909 S Holly Cir Ste 250

Centennial, CO 80112

FOR SALE

Area Analytics



Population	1 Mile	3 Miles	5 Miles
Total Population	15,574	102,876	266,204
Average Age	43	42	41
Average Age (Male)	42	41	40
Average Age (Female)	45	43	42

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	6,091	42,419	108,829
Persons per HH	2.6	2.4	2.4
Average HH Income	\$178,837	\$166,977	\$168,255
Average House Value	\$791,236	\$810,786	\$812,612
Per Capita Income	\$68,783	\$69,573	\$70,106

Map and demographics data derived from AlphaMap

Brenton Hanes
Senior Commercial Advisor
brentonhanes@me.com

Amy Weisbender
Commercial Associate
amy@weisrealestate.net

Berkshire Hathaway HomeServices
Colorado Real Estate
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

BERKSHIRE
HATHAWAY
HOMESERVICES | COLORADO
REAL ESTATE

 **COMMERCIAL ADVISORS™**

6909 S Holly Cir Ste 250

Centennial, CO 80112

FOR SALE

Meet The Team



Brenton Hanes

Senior Commercial Advisor

Direct: 303.289.7009 **Cell:** 720.201.5402
brentonhanes@me.com

CO #FA100082361



Amy Weisbender

Commercial Associate

Direct: 303.949.9472 **Cell:** 303.949.9472
amy@weisrealestate.net

CO #FA100083070

Brenton Hanes
Senior Commercial Advisor
brentonhanes@me.com

Amy Weisbender
Commercial Associate
amy@weisrealestate.net

**Berkshire Hathaway HomeServices
Colorado Real Estate**
2660 East County Line Road Suite E
Highlands Ranch, CO 80126
303.289.7009
[View Website](#)

**BERKSHIRE
HATHAWAY**
HOME SERVICES | COLORADO
REAL ESTATE

