

PRIME RETAIL SPACE FOR LEASE

# FAIRWAYS PLAZA

8200-8260 S. Colorado Boulevard, 4121-4181 E. County Line Road  
Centennial, CO 80122



TRANSWESTERN

REAL ESTATE  
SERVICES

4,192 SF - 13,329 SF

YOUR NAME HERE

With a great tenant mix and over 500 parking spots, Fairways Plaza has excellent visibility and high traffic counts at County Line Rd and Colorado Blvd. Joining numerous other business outlets, our availabilities are the ideal location to be in!



## LEASING INFORMATION

**Karen  
Clarke**

720.891.6000

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**Jack  
Ellis**

303.952.5590

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5251 DTC Parkway | Suite 1100 | Greenwood Village, CO 80111  
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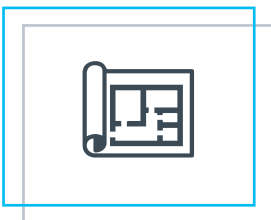
## AVAILABILITIES

## CURRENT TENANTS

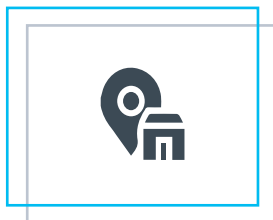


Space	Tenant	SF
A1	AVAILABLE	13,329
A2	Inspire Music Academy	3,596
B1	Waggs N' Whiskers	2,920
B2	Sola Salons	3,600
B3	Gameshow Battle Rooms	3,490
B4 1st Fl	AVAILABLE	4,192
B4 2nd Fl	Spark the Senses	4,192
C	Colorado Battle Zones	24,700
D1	Bridal Collection	18,030
D2	TaeKwonDo	3,150
D3	AVAILABLE	6,390
D4	Blue Spruce Brewery	4,290
Pad Site	AVAILABLE	1,000
E	Dr. Scavuzzo	3,210
F1	Modern Music School	2,637
F2	Gracie Barra	3,363
F3 Upper	Dual Star Academy of Dance	9,024
F3 Lower	Human Performance	3,396

**Join Dual Star Dance, Bridal Collection, Modern Music School, Design Repeats, Waggs N' Whiskers, and more!**



**Unique Buildouts**



**Excellent Visibility**



**500 Parking Spots**

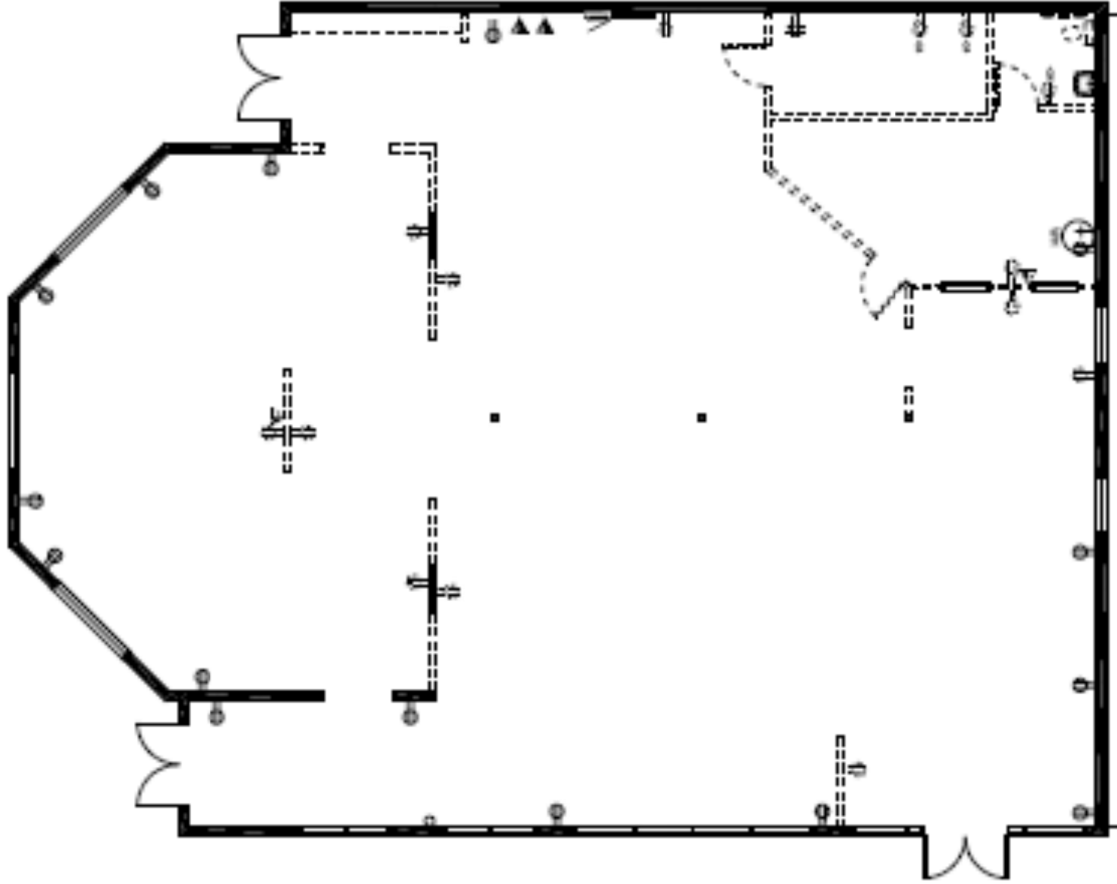


**Ideal Demographics**

# 8230 S. COLORADO

4,192 SF

## UNIT B4 - LOWER LEVEL



## DEMOGRAPHICS (3 Mile Radius)

### Traffic Counts

County Line Rd & Colorado Blvd	29,989
Hwy 470 & Colorado Blvd	110,000

### Population

126,918

### Household Income

\$110,499

### Median Age

42.2



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## Businesses

Design Repeats  
7-Eleven  
Next Auto Care  
Castle Appliance Repair  
EURO Collision Center  
Shell Station  
Danish Design International

## Restaurants

Blue Spruce Brewing Company  
Applebee's  
Burger King  
McDonald's  
Big Bills New York Pizza  
Wild Basil  
Sweeties FroYo Cafe

## Attractions

David A. Lorenz Regional Park  
County Line BMX Track  
South Suburban Sports Complex  
Heritage Green Swim & Tennis  
Monster Mini Golf

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