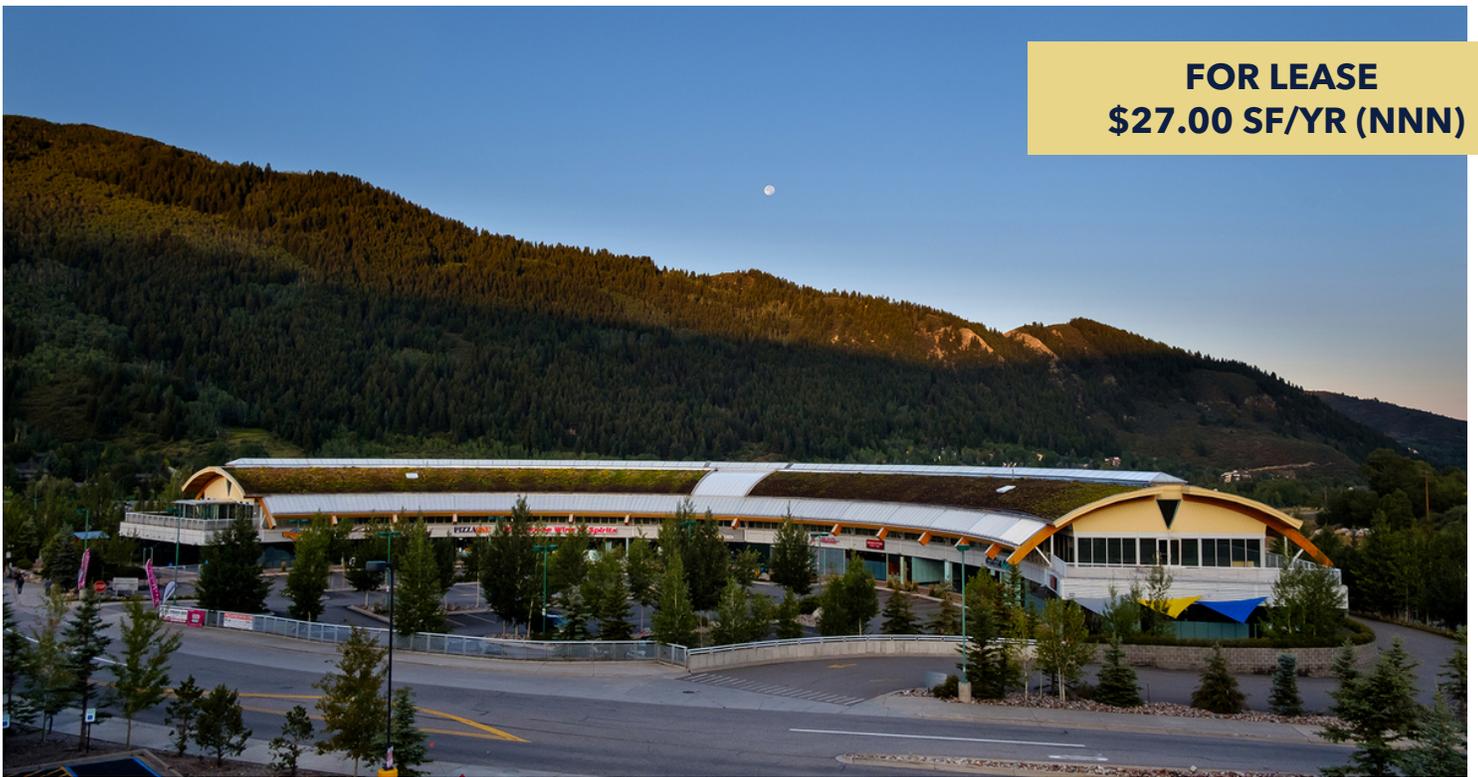


FOR LEASE
\$27.00 SF/YR (NNN)



TRAER CREEK PLAZA
101 FAWCETT ROAD
Avon, CO 81645

PROPERTY HIGHLIGHTS

- Beautiful office space
- Units 215 and 235 Available
- General Office or Medical
- High traffic counts
- Ample Parking both indoor and outdoor
- Great neighborhood amenities
- Excellent tenant mix



AVAILABLE SF

2,100 SF
3,306SF



BUILDING SF

52,650 SF



3.9 ACRES



PARKING

AMPLE



TAXES

- USD



YEAR BUILT

2005

PROPERTY DESCRIPTION

Beautiful office space available in the Traer Creek Plaza. Unit 215 size 2100sf and Unit 280 3,360 sf available. Patio access with both units. Architecturally appealing office space with high end finishes your discerning clients will appreciate.

All information contained herein has been obtained from sources we believe to be reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance. No warranty or representation, express or implied, is made as to the accuracy of the information contained herein. We encourage verification of all information prior to making financial decisions.



REGIONAL MAP



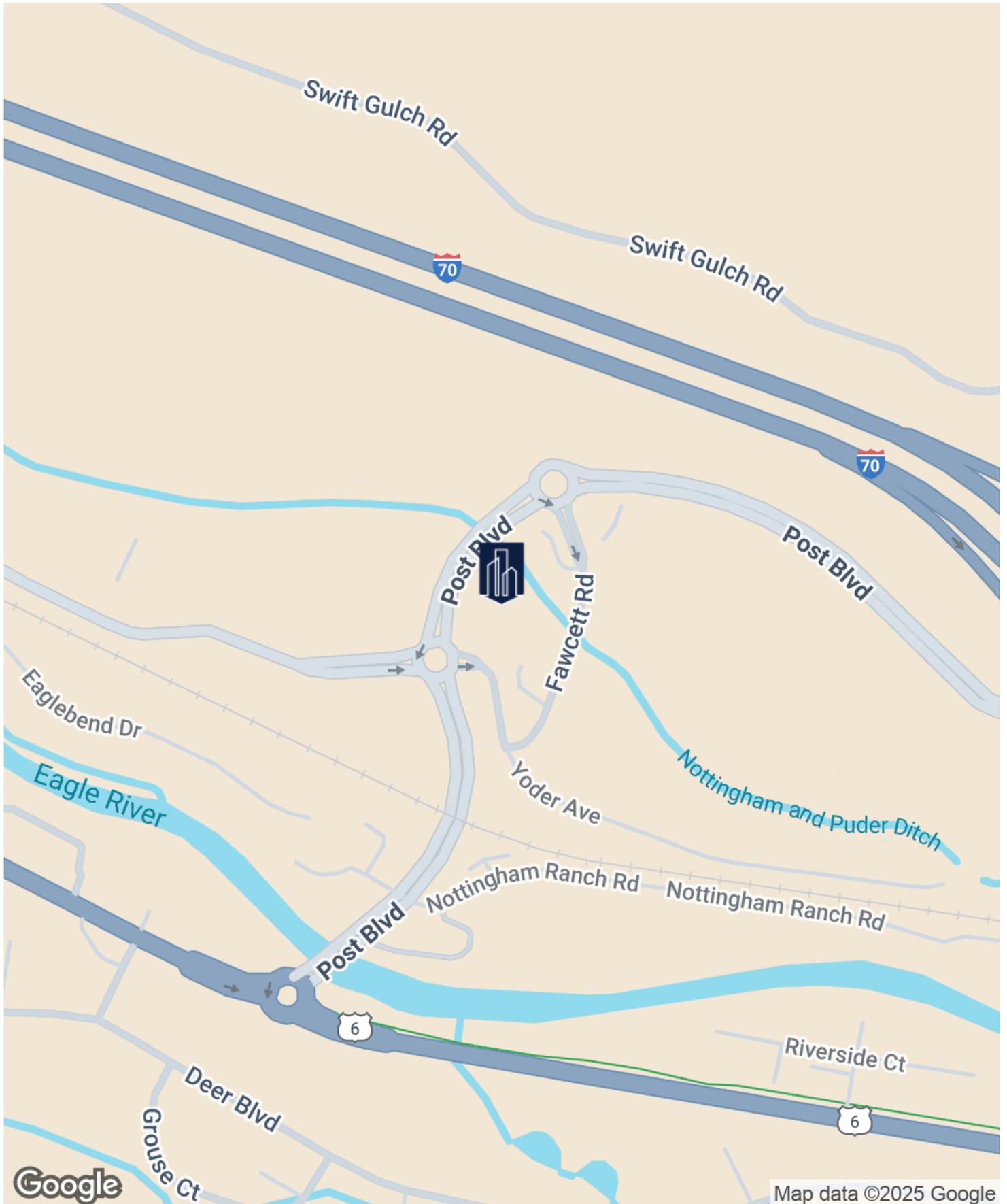
Google

Map data ©2025 Google

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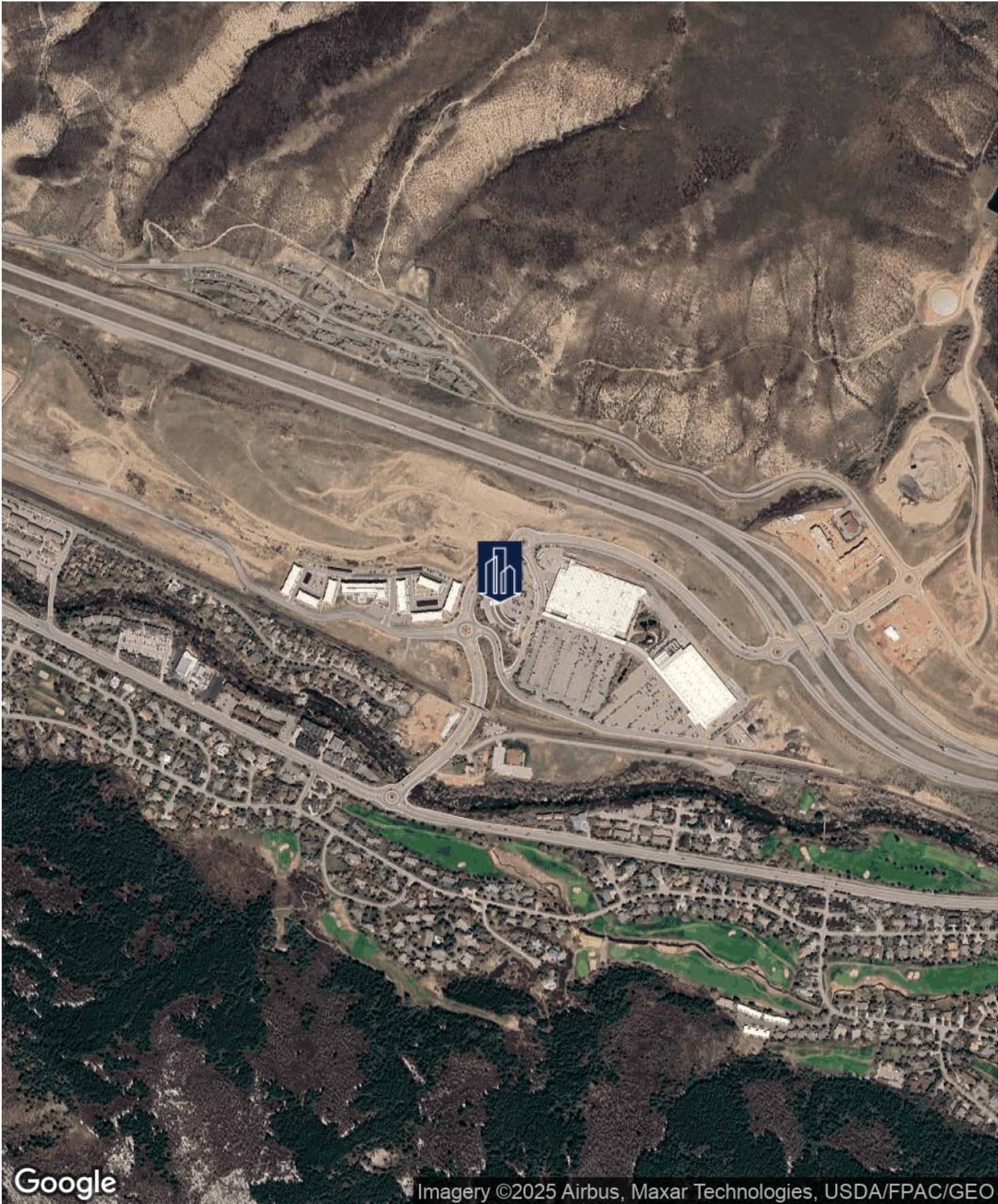
LOCATION MAP



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AERIAL MAP



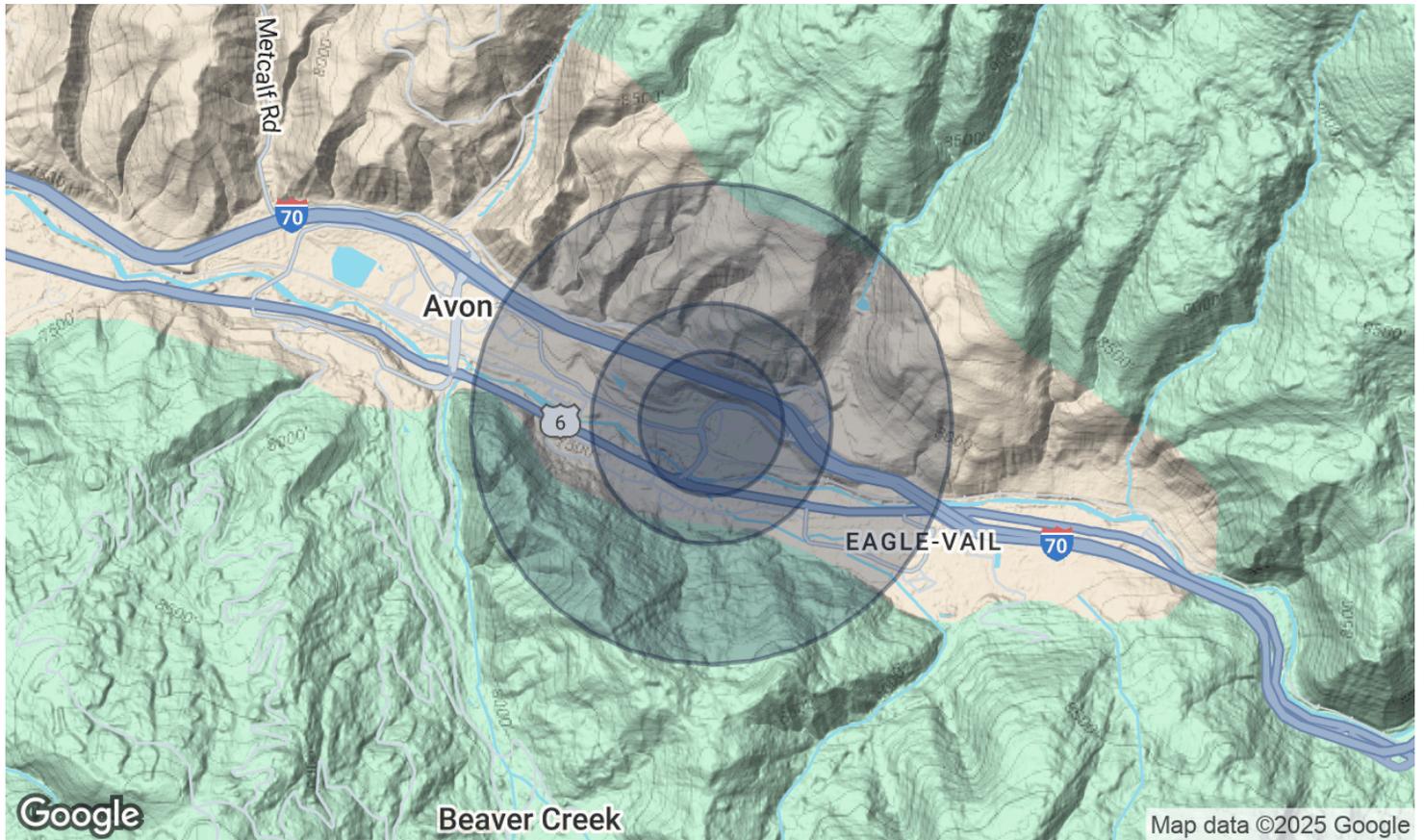
Google

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DEMOGRAPHICS MAP & REPORT

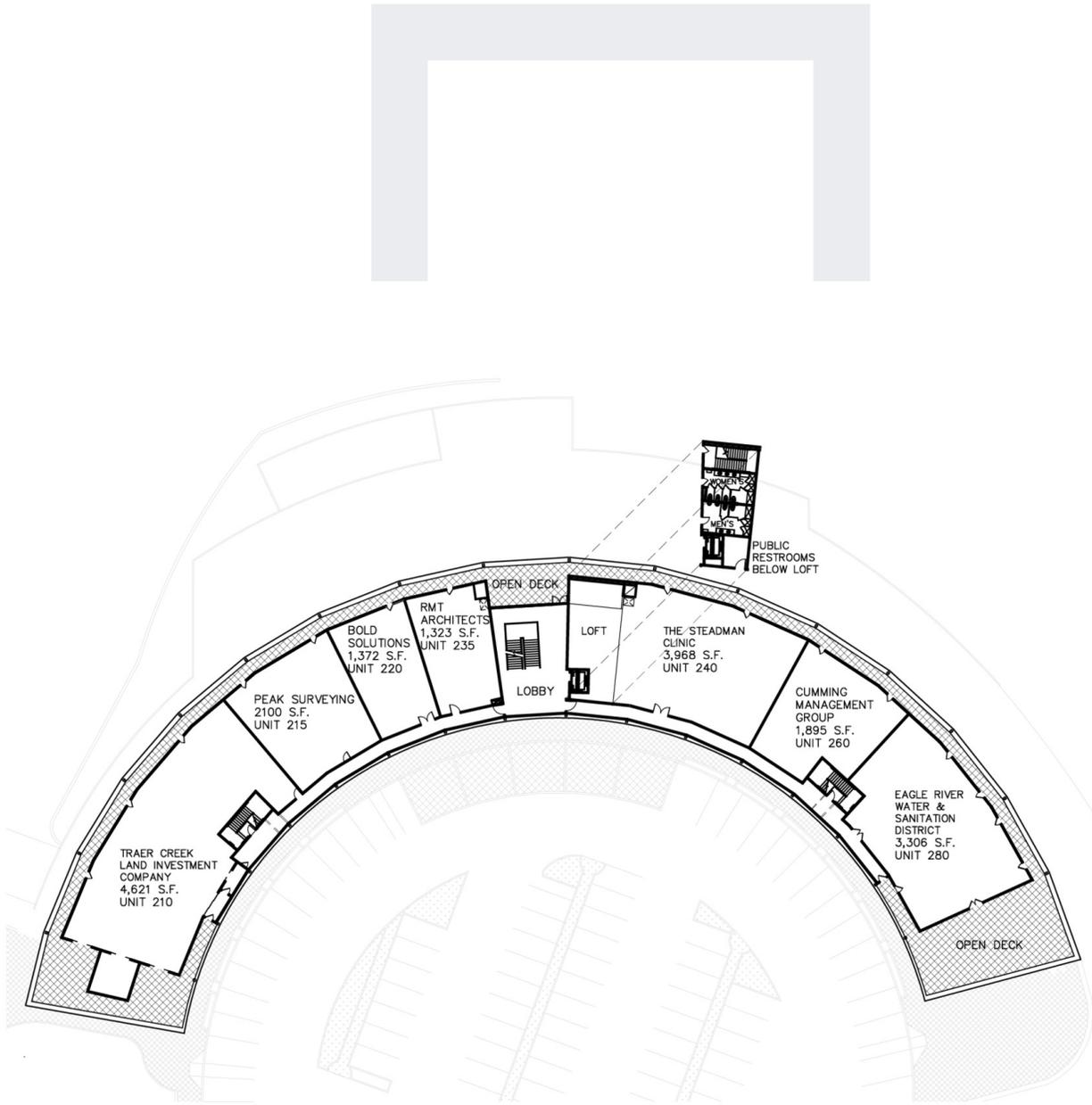


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	481	1,128	3,401
Average Age	39	39	39
Average Age (Male)	39	39	38
Average Age (Female)	39	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	187	440	1,320
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$140,007	\$144,938	\$133,549
Average House Value	\$916,583	\$945,154	\$868,402

Demographics data derived from AlphaMap

FLOOR PLANS



RMT
 ARCHITECTURE INTERIORS PLANNING
 Architects, PC
 PO Box 7638
 Avon, Colorado 81620
 Tel: (970) 548-8910
 Fax: (970) 549-8117
 www.RMTArchitects.com

STAMP

Traer Creek Plaza
 0101 Fawcett Road
 Village at Avon, Avon, Colorado

ISSUED FOR:

No.	Date	Remarks
C	03/28/24	Lease Plan
B	04/17/24	Lease Plan
C	04/27/24	Lease Plan
D	03/09/24	Lease Plan
E	10/09/24	Lease Plan
F	02/28/24	Lease Plan
G	02/07/24	Lease Plan
H	08/07/24	Lease Plan
J	05/07/24	Lease Plan
K	04/22/24	Lease Plan
L	08/13/24	Lease Plan
M	11/20/24	Lease Plan
N	06/17/24	Lease Plan
O	10/29/24	Lease Plan
P	08/28/24	Lease Plan

PROJECT NO: 16380
 PHASE: -
 DRAWN BY: RMT
 CHECKED BY: RMT

Level 2
 Lease Plan

SHEET NAME
A2.2
 SHEET NUMBER

① LEVEL 2 - LEASE PLAN



MEET THE TEAM



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