

HERITAGE GREEN SHOPPING CENTER

8203-8269 SOUTH HOLLY STREET

CENTENNIAL, COLORADO 80122

Call Broker For Lease Rate



PROPERTY HIGHLIGHTS

Gross Building Size	124,760 SF
BLDG A	
Units 8243-8269	Fully Leased
BLDG B	
Unit 8209 & 8211	2,783 SF Dental Office
BLDG C	
Units 8221-8237	Fully Leased
BLDG 8239	Sold/Occupied
Freestanding Retail	11,114, SF + 5,004 SF Basement
OpEx	\$12.25/SF (2025)

PROPERTY OVERVIEW

- Excellent demographics and trade area
- Access from Holly St and E County Line Rd
- Very busy center with a series of anchoring restaurants

BUILDING A

12. 8269 Sunset Grill
13. 8267 Boba Tea

Family Focused Retail

14. 8265 Eskimo Ski and Board Shop
15. 8263 Doggy Styles "A Clip Above"
16. 8261 Doggy Styles "A Clip Above"
17. 8259 Park's Tae Kwon Do

Established Family Restaurants

18. 8257 Los Dos Potrillos
19. 8255 Los Dos Potrillos
20. 8253 Los Dos Potrillos
21. 8251 Los Dos Potrillos
22. 8249 Wild Basil Thai Restaurant
23. 8247 Wild Basil Thai Restaurant
24. 8245 Big Bill's NY Pizza
25. 8243 Big Bill's NY Pizza

BUILDING B

1. 8215 Peak Golf Academy
- 2. 8211 DENTAL SPACE AVAILABLE**
- 3. 8209 DENTAL SPACE AVAILABLE**
4. 8207 Colorado Rockies
5. 8025 Companion Animal Hospital
6. 8203 The Makery

BUILDING C

7. 8221 Monster Mini-Golf
8. 8225 Monster Mini-Golf
9. 8227 Monster Mini-Golf
10. 8237 Modern Brew

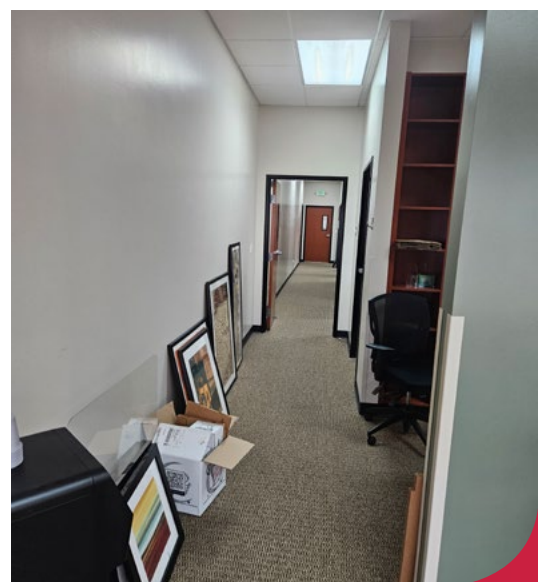
BUILDING 8239

11. 8239 Freestanding 11,114 SF

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2,783 SF
DENTAL SPACE
AVAILABLE IN
UNITS 8209
& 8211



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DEMOGRAPHICS

CoStar, 2024

	2 Miles	3 Miles	5 Miles
Total Population	54,862	253,288	889,215
Total Households	21,718	101,416	366,533
Median HH Income	\$123,227	\$119,996	\$95,634

TRAFFIC COUNTS

CoStar, 2024

Streets	Vehicles Per Day
S Holly St / E Otero Ave	12,019
Cty Ln Rd / S Holly St	27,460

PLEASE CONTACT

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