

PRIME RETAIL SPACE FOR LEASE



TRANSWESTERN

REAL ESTATE
SERVICES

FAIRWAYS PLAZA

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

3,600 SF - 8,845 SF

Fairways Plaza

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!

 **CO BATTLE ZONES**
Tactical Nerf & Laser Tag Experience

LEASING INFORMATION

**Karen
Clarke**

720.891.6000

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**Lily
Austin**

713.244.4445

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5251 DTC Parkway | Suite 1100 | Greenwood Village, CO 80111
T 303.639.3000 www.transwestern.com

AVAILABILITIES

CURRENT TENANTS



Space	Tenant	SF
A1	Home to Home	13,329
A2	Inspire Music Academy	3,596
B1	Mac's Pac Dog Training	2,920
B2	Sola Salons	3,600
B3	Gameshow Battle Rooms	3,490
B4 1st Fl	Burn Boot Camp	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	3,600
D4	Wild Sky Brewery	4,290
Pad Site	AVAILABLE	1,000 to +/-3,000
E	Dr. Scavuzzo	3,210
F1	Modern Music School	2,637
F2	Gracie Barra	3,363
F3 Upper	AVAILABLE	8,845
F3 Lower	Back Country CrossFit	3,396

**Join Bridal Collection,
Modern Music School, Colorado Battle Zones,
Wild Sky Brewery, and more!**



**Unique
Buildouts**



**Excellent
Visibility**



**500 Parking
Spots**



**Ideal
Demographics**

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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

DEMOGRAPHICS (3 Mile Radius)

Traffic Counts

County Line Rd & Colorado Blvd	31,052
Hwy 470 & Colorado Blvd	112,944

Population

125,089

Household Income

Median Income: \$139,133
Average Income: \$184,398

Median Age

42.1

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