

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

# Fairways Plaza

3,600 SF - 12,350 SF

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Premier Retail Space for Lease

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Strong and Diverse Tenant Mix

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Over 500 Parking Spots

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Excellent Visibility

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High Traffic Count Area

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 Transwestern

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# Fairways Plaza

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

## Availabilities



**4151 E County Line Rd**  
**Unit D3 & Unit D4**  
**3,600 SF**

**4181 E County Line Rd**  
**Unit F3 Upper**  
**8,845 SF**

**Development Opportunity**  
**1-Acre**

**Pad Site**  
**1,000 SF to +/- 3,000 SF**

**8260 S. Colorado C-upper level**  
**12,350 SF**

## 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 Lower	Burn Boot Camp	4,192
B4 Upper	Spark the Senses	4,192
C   Lower	Colorado Battle Zones	12,350
<b>C   Upper</b>	<b>AVAILABLE</b>	<b>12,350</b>
D1	Bridal Collection	18,030
D2	TaeKwonDo	3,150
<b>D3</b>	<b>AVAILABLE</b>	<b>3,640</b>
<b>D4</b>	<b>AVAILABLE</b>	<b>5,244</b>
<b>Pad Site</b>	<b>AVAILABLE</b>	<b>1,000 to +/- 3,000</b>
E	Dr. Scavuzzo	3,210
F1	Modern Music School	2,637
F2	Gracie Barra	3,363
<b>F3 Upper</b>	<b>AVAILABLE</b>	<b>8,845</b>
F3 Lower	Back Country CrossFit	4,110

Join A Host of  
 Kid-Centric &  
 Fitness Retailers!

CO BATTLE ZONES



the *Bridal* collector



Unique Buildouts



Excellent Visibility



500 Parking Spots



Ideal Demographics





## Businesses

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

## Restaurants

Los Dos Patrillos  
 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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