

PRIME MEDICAL OFFICE OR RETAIL SPACE FOR LEASE

FAIRWAYS PLAZA

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



TRANSWESTERN

REAL ESTATE
SERVICES

3,396 - 24,700 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**

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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	Design Repeats	13,329
A2	AVAILABLE	3,596
B1	Waggs N' Whiskers	2,920
B2	Sola Salons	3,600
B3	AVAILABLE	3,490
B4 Upper	Garden of the Paws	4,192
B4 1st Fl	AVAILABLE	4,192
2nd Fl	AVAILABLE	4,192
C	AVAILABLE - Entire Building	24,700
D1	Bridal Collection	18,030
D2	TaeKwonDo	3,150
D3	Colorado Ceramic & Tile	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

Join Dual Star Dance, Bridal Collection, Modern Music School, Garden of the Paws, Waggs N' Whiskers, and more!



Unique
Buildouts



Excellent
Visibility



500 Parking
Spots

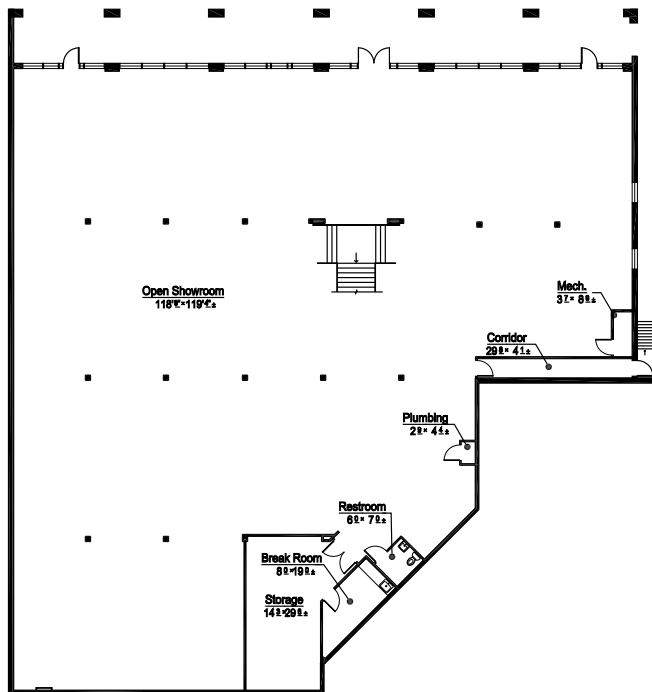


Ideal
Demographics

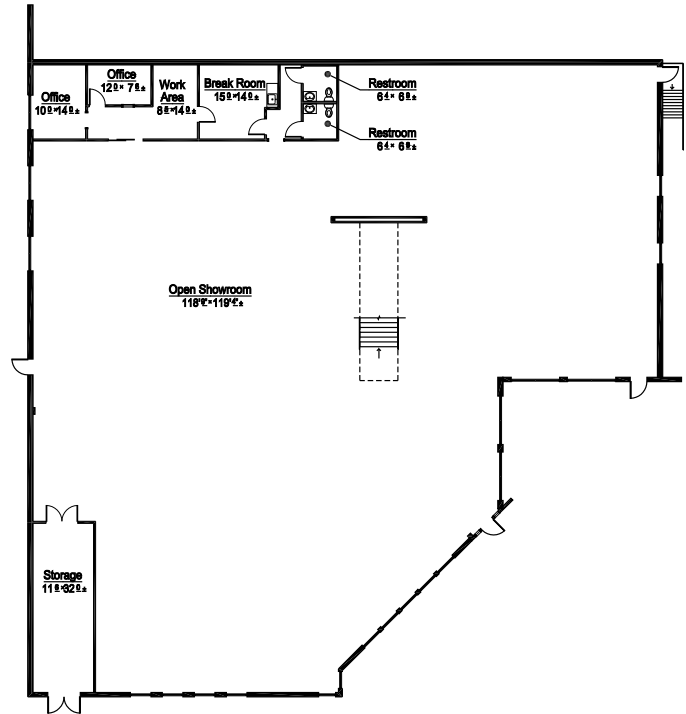
8260 S. COLORADO

24,700 SF

1st Floor



2nd Floor



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



PRIME RETAIL SPACE FOR LEASE

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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
Apple Bee'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 Golf Course
Heritage Green Swim & Tennis
Monster Mini Golf

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