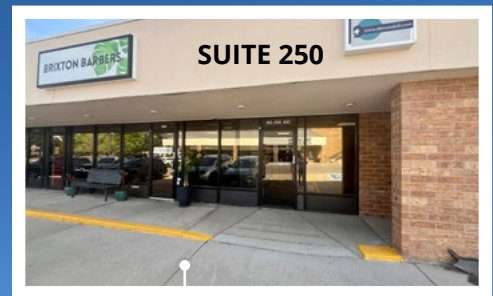


# FOXRIDGE PLAZA PROFESSIONAL BUILDING NEC COUNTY LINE & HOLLY

5730 E. OTERO AVENUE, SUITE 250,  
CENTENNIAL, CO 80112



# FOR LEASE

## PROPERTY OVERVIEW

ADDRESS	NEC County Line & Holly 5730 E. Otero Avenue, Suite 250, Centennial, CO 80112
LEASE RATE	Negotiable - Please Contact Broker
LEASE TYPE	NNN
BUILDING TYPE	Retail/Medical/Office
AVAILABLE SQUARE FOOTAGE	Suite 250 - 1,187 SF

## PROPERTY FEATURES

- Suite 250 is a great fit for medical users – past tenants include medical professionals
- Competitive lease rates compared to nearby retail spaces around King Soopers
- Take advantage of the high car and foot traffic from King Soopers and busy shopping center
- Recent capital improvements made to the property
- Substantial covered and surface parking available
- Tenant improvement allowance available

## BROKER CONTACTS

### CODY STAMBAUGH

Vice President

**T:** 720.291.0868

[CStambaugh@PinnacleREA.com](mailto:CStambaugh@PinnacleREA.com)

### KYLE MOYER

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### ELIZABETH MORGAN

Vice President

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## OFFICE

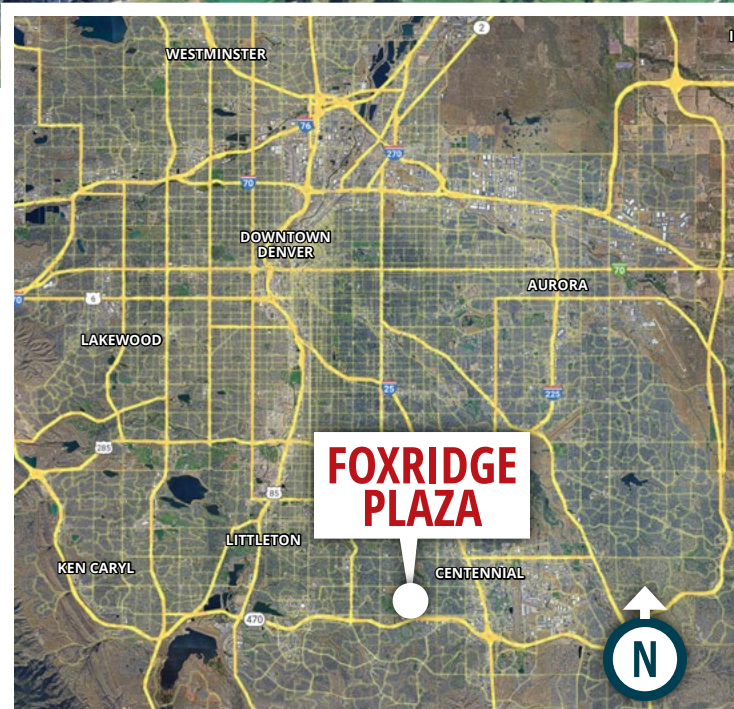
One Broadway Suite A300

Denver, CO 80203

**T:** 303.962.9555

[www.PinnacleREA.com](http://www.PinnacleREA.com)





### AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 POPULATION	11,938	117,685	244,085
2024 HOUSEHOLDS	4,965	46,420	98,360
AVERAGE HH INCOME	\$152,801	\$148,090	\$147,311

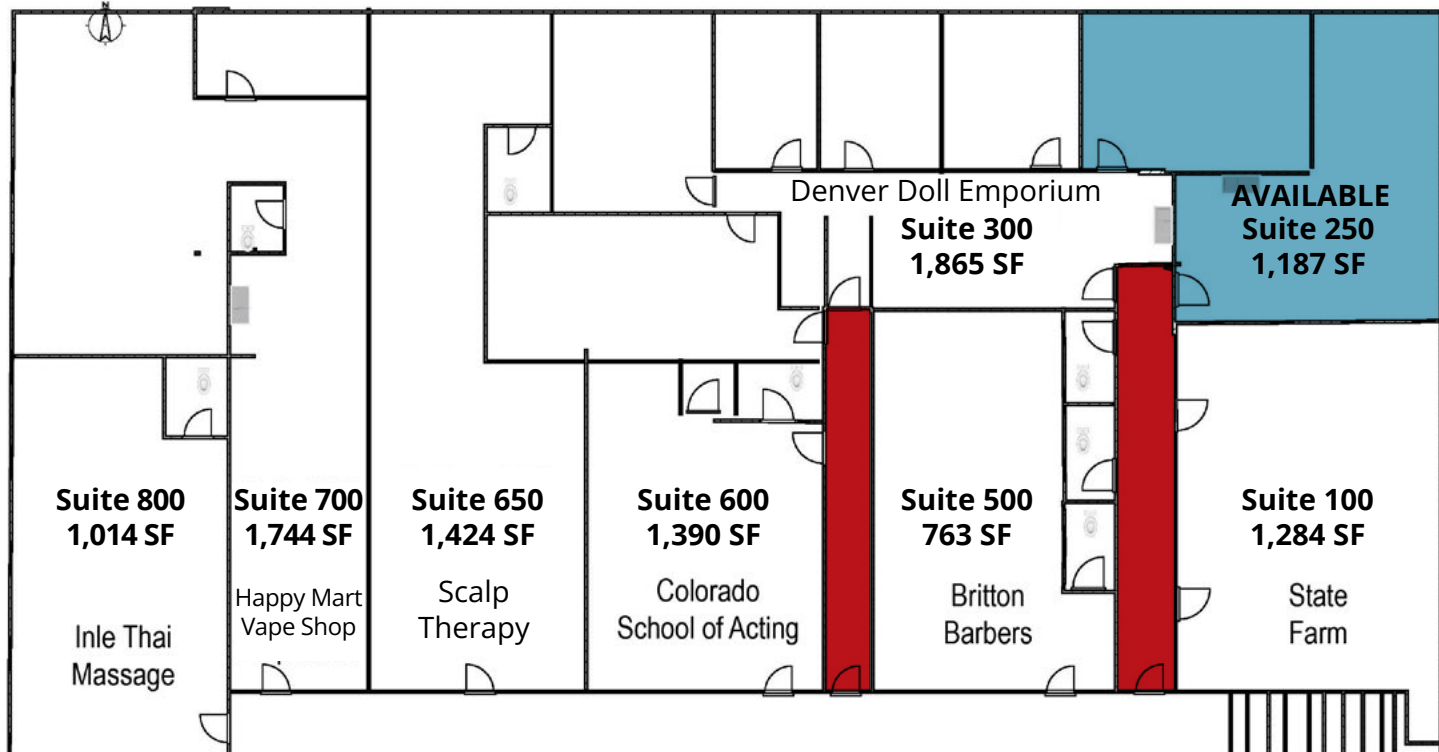
Source: CoStar

### TRAFFIC COUNTS

E OTERO AVE S HOLLY ST W	2,820 Traffic / Day
COUNTY LINE RD S HOLLY ST	28,115 Traffic / Day

Source: TrafficMetrix® Products

# FLOOR PLAN



■ SUITE 250

■ ACCESS WAY



# SUITE 250 — 1,187 SF

## MEDSPA - RENDERING



## OFFICE - RENDERING

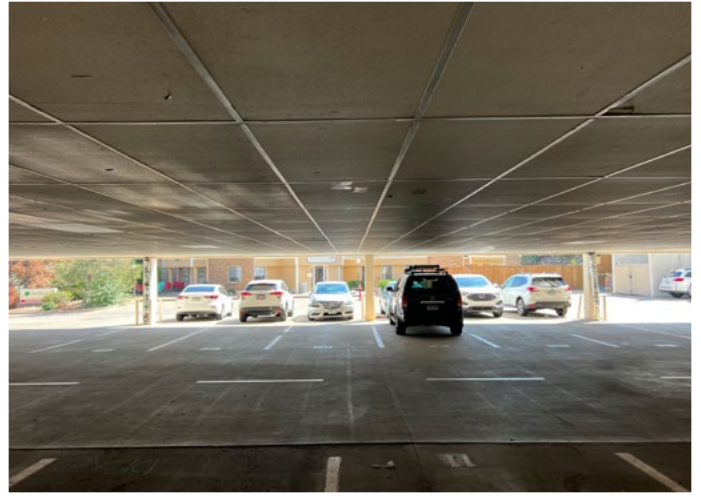


## WELLNESS - RENDERING



# SUITE 250 — 1,187 SF





## BROKERAGE TEAM

### **CODY STAMBAUGH**

Vice President

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