



Medical/Office Condo

FOR SALE OR LEASE

6909 S. Holly Cir., Units 100, 110, & 120, Centennial CO 80112



FOR SALE | 1,039-2,093 SF

Unit 100, 110 & 120 (2,093 SF):	\$499,900 \$430,000
Unit 100 (1,063 SF)	\$275,000
Unit 110 & 120 (1,031 SF):	\$270,000

FOR LEASE | 1,200-2,440 RSF

16.6% Common Area Factor

Unit 100, 110 & 120 (2,440 RSF):	\$21.50/RSF
Monthly Rent:	\$4,370
Unit 100 (1,238 RSF)	\$22/RSF
Monthly Rent:	\$2,270
Unit 110 & 120 (1,202 RSF):	\$21/RSF
Monthly Rent:	\$2,100

HIGHLIGHTS

- First Floor Units
- Monument Signage Available
- Recently Renovated Building
- Ample Parking

Association Dues:	\$953/month
County:	Arapahoe
Year Built:	1982

Heather Taylor
Principal
720.217.1315
heather@impactcommercial.co

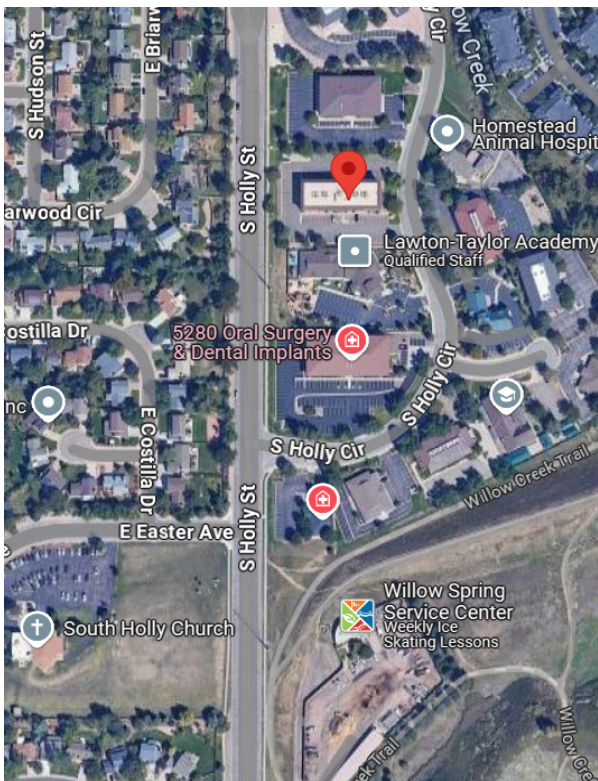
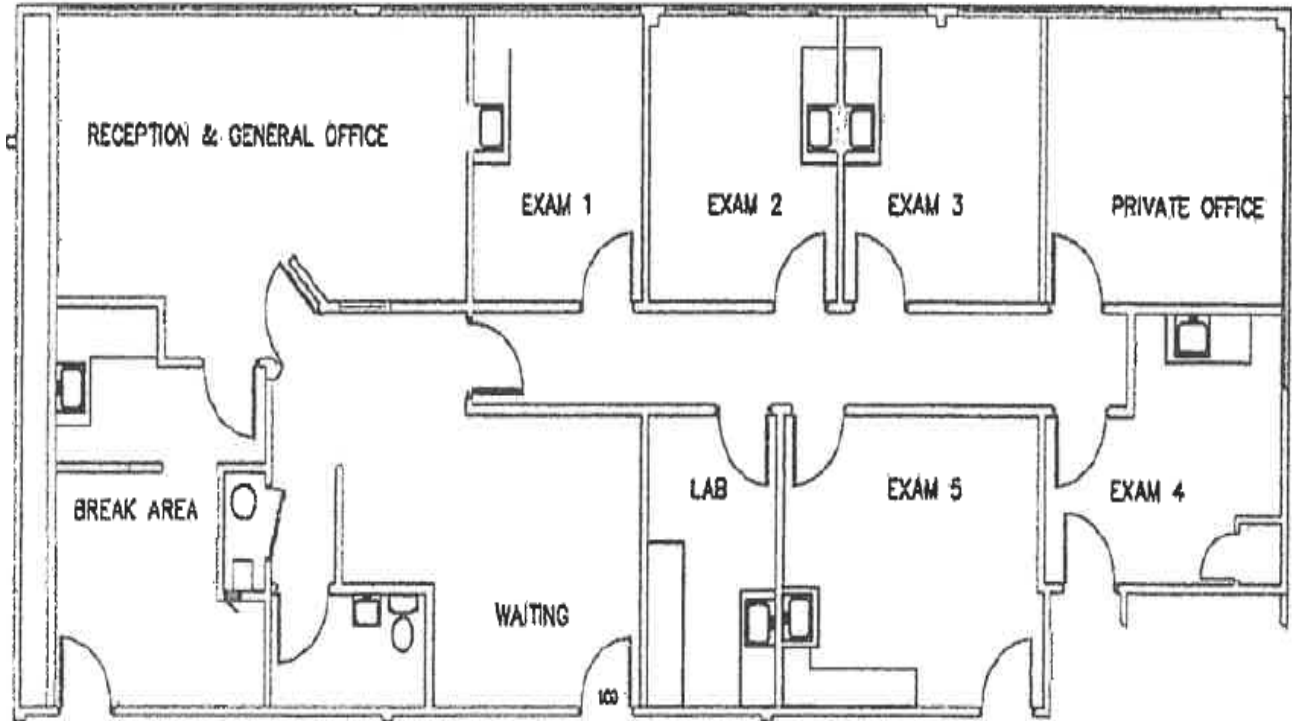
7000 S. Yosemite St., Ste. 290
Centennial, CO 80112
720.608.4201
impactcommercial.co



Contact



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DEMOGRAPHICS

Population	1 mile	3 miles	5 miles
2029 Projection	15,094	102,017	278,044
2024 Estimate	15,212	100,090	266,067
Median Age	44.4	42.1	40.9

Households	1 mile	3 miles	5 miles
2029 Projection	5,883	42,810	114,698
2024 Estimate	5,932	41,954	109,836
Household Income	1 mile	3 miles	5 miles
2024 Average	\$156,710	\$140,216	\$136,996
2024 Median	\$131,845	\$113,932	\$110,080

Source: Google Maps

Source: CoStar

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www.impactcommercial.co

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