

FOR LEASE | RETAIL

8030 S HOLLY ST, UNIT E

8030 S HOLLY ST, UNIT E
CENTENNIAL, CO 80122



STRATERA
COMMERCIAL

STRATERACOMMERCIAL.COM



\$22.50/SF NNN

PROPERTY OVERVIEW

Retail lease opportunity at 8030 S Holly St. This 1,275 SF space is located across the street from the exclusive Heritage Green neighborhood and next door to the very popular Big Tool Box (Ace Hardware/Garden Center). The building is locally owned and very well maintained. The tenant mix includes Ross Law, Pirisen Music Lessons, Royal Salon Organic Care and Concept Hair Salon.

CONTACTS

Tom Panton
303.589.3008
tpanton@straterapartners.com

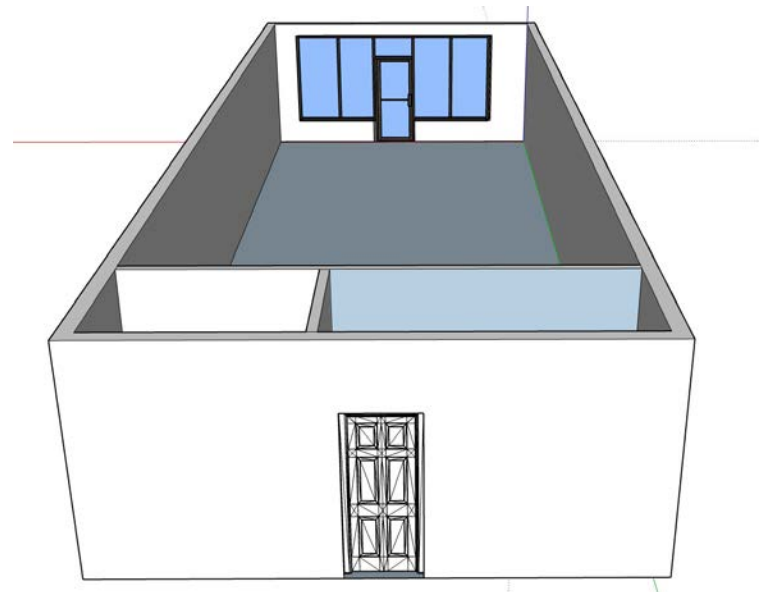
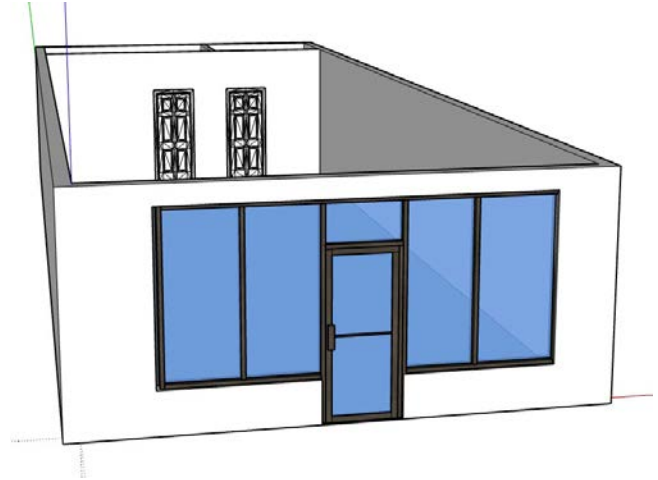
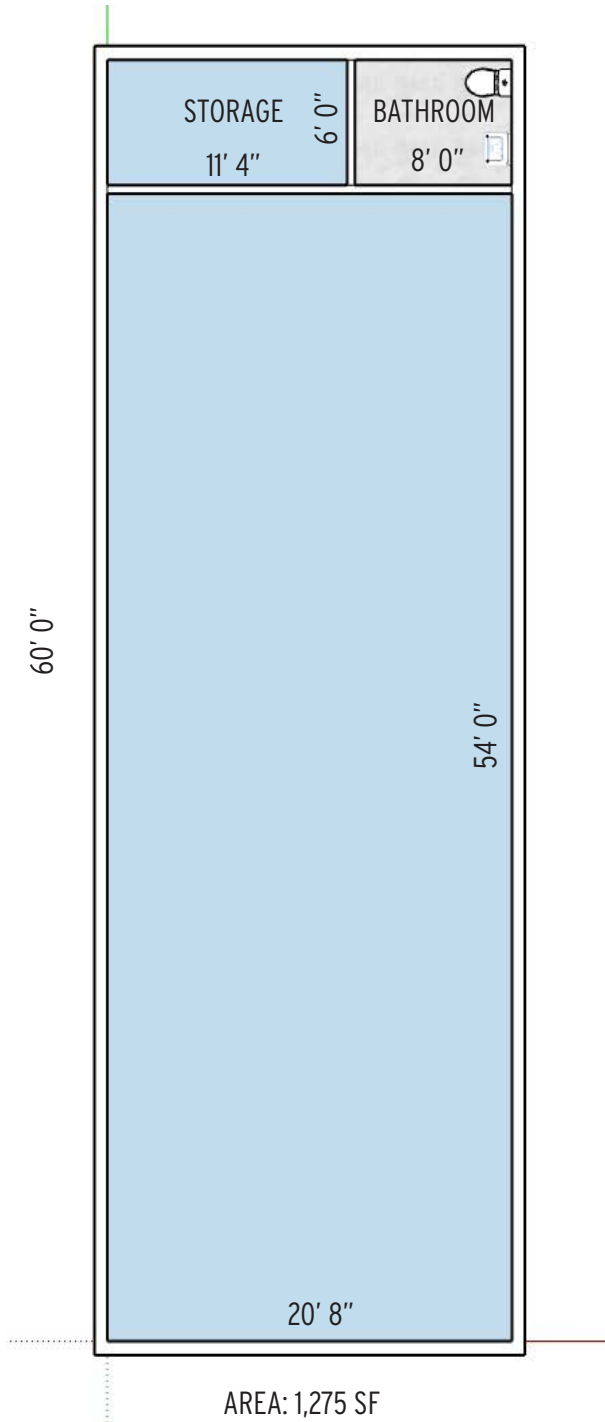
9200 E MINERAL AVE, #100 | CENTENNIAL | CO | 80112 | INFO@STRATERAPARTNERS.COM | 720.593.9810

The information contained herein is believed to be reliable, however, no warranty is made regarding its accuracy. Stratera Commercial is associated with Stratera Partners LLC

FOR LEASE | RETAIL

8030 S HOLLY ST, UNIT E

FLOORPLAN



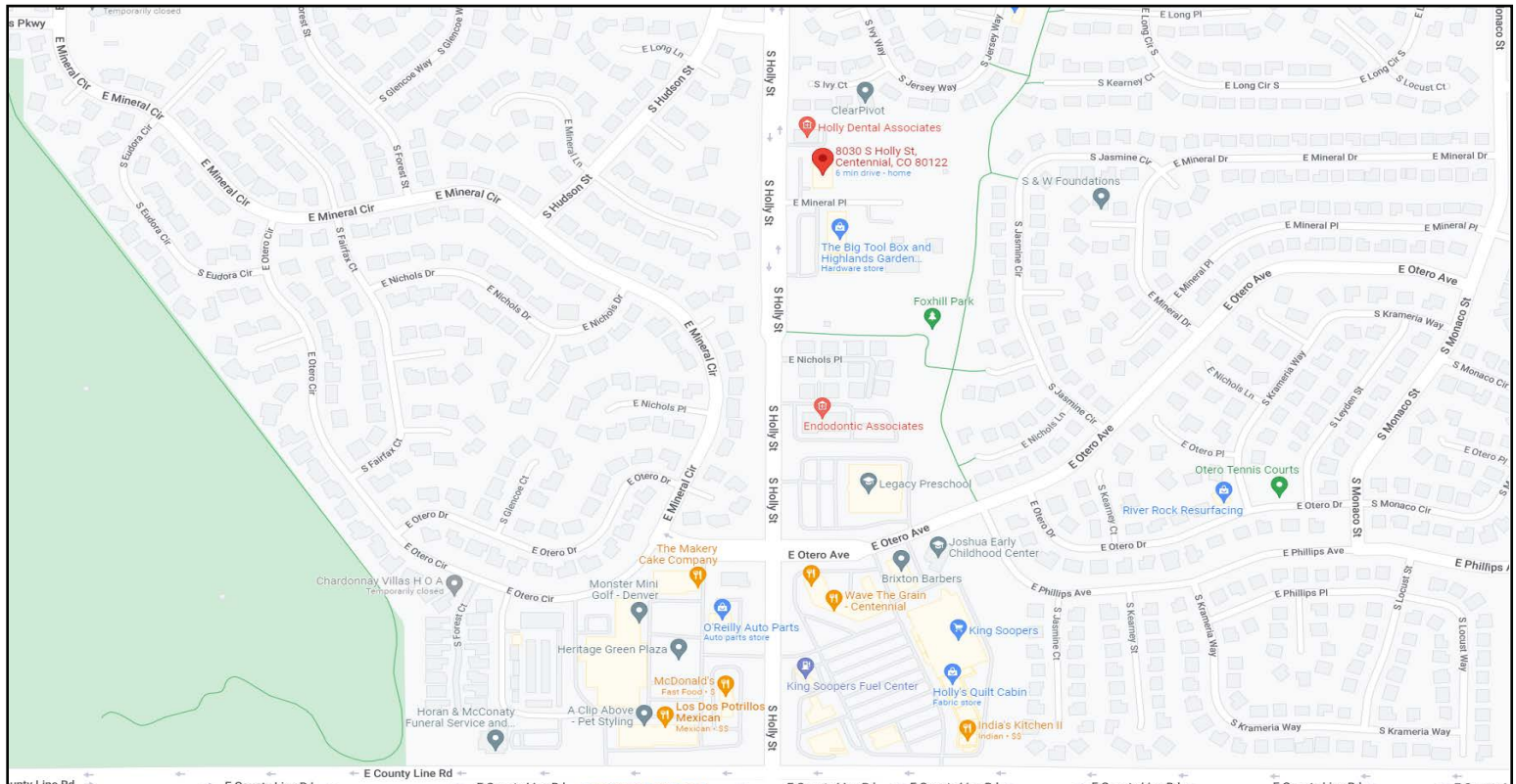
CONTACTS

Tom Panton
303.589.3008
tpanton@straterapartners.com

PROPERTY HIGHLIGHTS

Available SF:	1,275 SF
Availability:	Immediate
Lease Rate (NNN):	\$22.50/SF
NNN Expenses:	\$8.50/SF
Year Built:	1995
Parking:	Surface Lot; 33 Spaces; 4.08 Parking Ratio
Land Area:	0.66 AC
Signage:	Monument sign; Building mounted sign

LOCATION



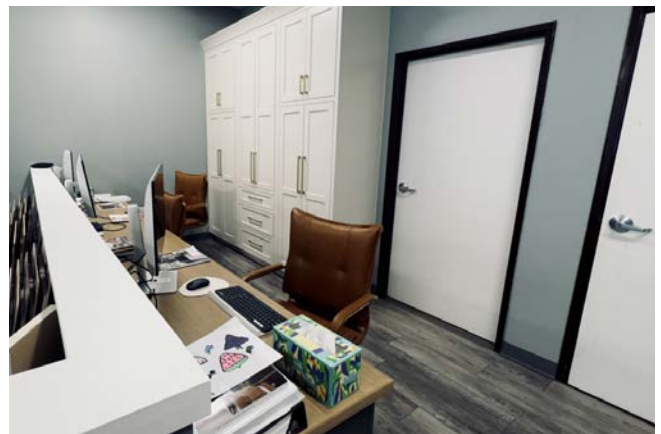
CONTACTS

Tom Panton
303.589.3008
tpanton@straterapartners.com

FOR LEASE | RETAIL

8030 S HOLLY ST, UNIT E

PHOTOS



CONTACTS

Tom Panton
303.589.3008
tpanton@straterapartners.com

FOR LEASE | RETAIL

8030 S HOLLY ST, UNIT E

PHOTOS (continued)



CONTACTS

Tom Panton
303.589.3008
tpanton@straterapartners.com