

Heritage Green Shopping Center

8203-8267 South Holly Street, Centennial, Colorado 80122



Retail For Lease Lease Rate: \$13.75-\$16.00/SF NNN

Heritage Green Shopping Center is located on the northwest corner of County Line Road and Holly Street. The center has great co-tenancy, for example, dentistry, restaurants, auto shops and more. It has easy access, with quick ingress and egress shopping for customers. Please see reverse for aerial, demographics, traffic count and photo.

Property Features

Gross Building Size 124,760 SF

Unit 8221 1,837 SF

Unit 8259 1.890 SF

Unit 8267 1.280 SF

Year Built 1983

Operating Expenses \$7.96/SF (2018)

Building A

12. 8269 Sunset Grill

13. 8267 Vacant (1,280 SF)

FAMILY FOCUSED RETAIL

- 14. 8265 Eskimo Ski and Board Shop
- **15.** 8263 THC Style
- 16. 8261 Doggy Styles "A Clip Above"

17. 8259 Vacant (1.890 SF)

ESTABLISHED FAMILY RESTAURANTS

- 18. 8257 Los dos Potrillos
- 19. 8255 Los dos Potrillos
- 20.8253 Los dos Potrillos
- 21. 8251 Los dos Potrillos
- 22. 8249 Wild Basil Thai Restaurant
- 23. 8247 Wild Basil Thai Restaurant
- 24. 8245 Big Bill's NY Pizza
- 25. 8243 Big Bill's NY Pizza

Building B

- 1. 8215 Martial Arts Studio
- 2. 8211 Perfect Teeth
- 3. 8209 Perfect Teeth
- 4. 8207 Colorado Rockies
- 5. 8025 Companion Animal Hospital
- 6. 8203 The Makery

Building C

7. 8221 Vacant (1,837 SF)

- 8. 8225 Monster Mini-Golf
- 9. 8227 Monster Mini-Golf
- 11. 8239 County Line Vacuum and Electronics



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Demographics			Esri, 2018
	1 Mile	3 Miles	5 Miles
Total Population	11,952	121,478	244,864
Total Households	5,113	47,484	97,062
Average HH Income	\$143,923	\$134,482	\$135,260

Traffic Counts	CoStar, 2017
Streets	Vehicles Per Day
South Holly Street	12,986
County Line Road	28,410

For more information, please contact:

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