

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

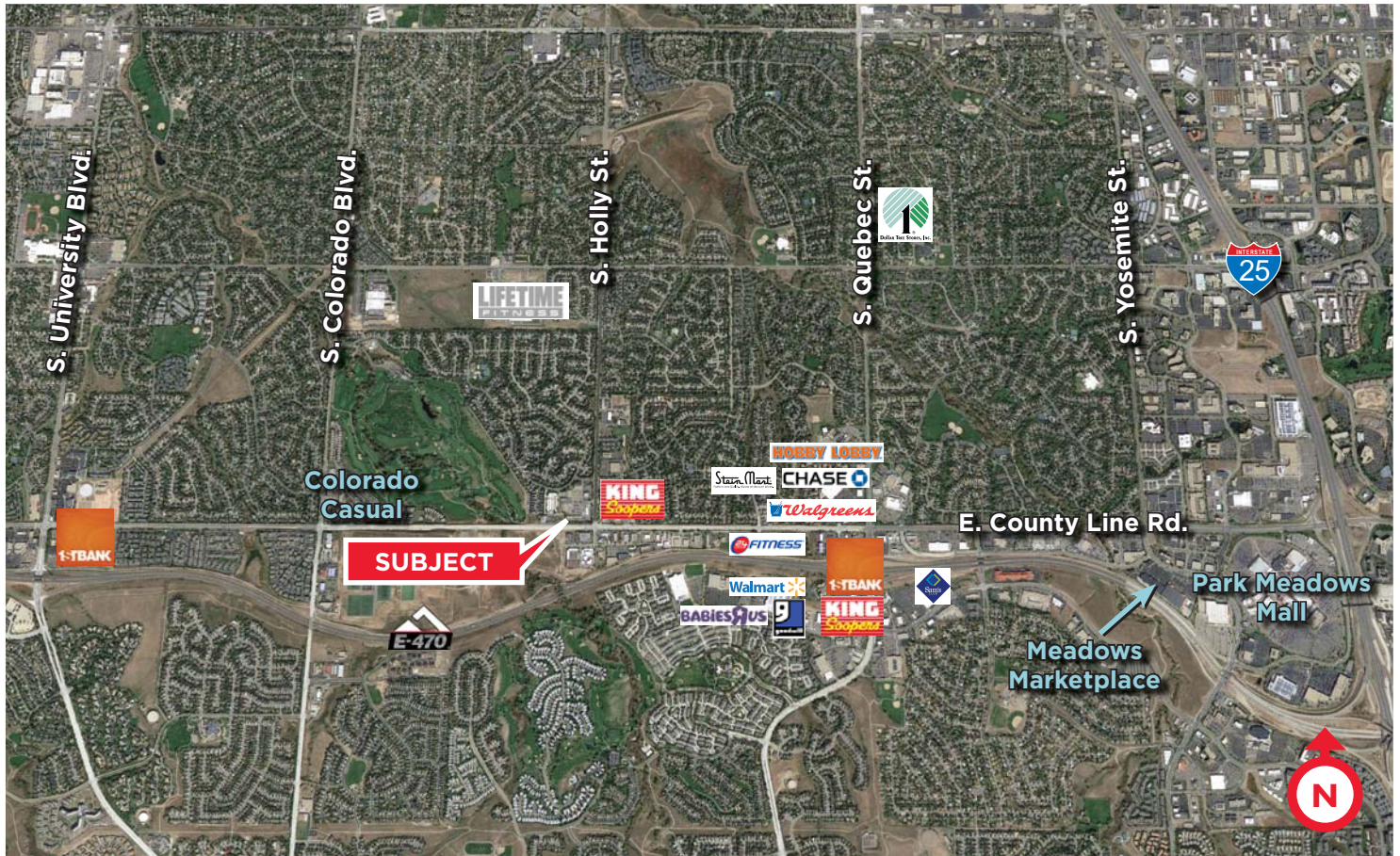
- 1. 8215 Martial Arts Studio
- 2. 8211 Perfect Teeth
- 3. 8209 Perfect Teeth
- 4. 8207 Colorado Rockies
- 5. 8025 Companion Animal Hospital
- 6. 8203 The Makery

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

Heritage Green Shopping Center

8203-8267 South Holly Street, Centennial, Colorado 80122



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:

Ray Rosado, CCIM
Director
+1 303 729 2360
ray.rosado@cushwake.com

1401 Lawrence Street, Suite 1100
Denver, Colorado 80202

T +1 303 292 3700
F +1 303 534 8270

cushmanwakefield.com