8200-8260 S. Colorado Boulevard, Centennial, CO 80122
4121-4181 E. County Line Road, Centennial, CO 80122

Fairways Plaza

3,640 SF - 12,350 SF

- Premier Retail Space for Lease
- Strong and Diverse Tenant Mix
- Over 500 Parking Spots
- Excellent Visibility
- High Traffic Count Area



Transwestern

Karen Clarke
LIC: #CO IA100026927
Senior Vice President, Brokerage
(720) 891-6000
Karen.Clarke@transwestern.com

Fairways Plaza

8200-8260 S. Colorado Boulevard, 4121-4181 E. County Line Road | Centennial, CO 80122

Availabilities



4151 E County Line Rd
Unit D3
3,640 SF

Unit D4
5,244SF

4181 E County Line Rd
Unit F3 Upper
8,845 SF

Development Opportunity
1 Acre

Pad Site
1,000 SF to +/- 3,000 SF

8260 S. Colorado C-upper level
12,350 SF

Current Tenants

Space	Tenant	SF
A1	Home to Home	13,329
A2	Inspire Music Academy	3,596
B1	Mac's Pac Dog Training	2,920
B2	Sola Salons	3,600
B3	Gameshow Battle Rooms	3,490
B4 Lower	Burn Boot Camp	4,192
B4 Upper	Spark the Senses	4,192
C | Lower	Colorado Battle Zones	12,350
C | Upper	**AVAILABLE**	**12,350**
D1	Bridal Collection	18,030
D2	TaeKwonDo	3,150
D3	**AVAILABLE**	**3,640**
D4	**AVAILABLE (2nd Gen Restaurant)**	**5,244**
Pad Site	**AVAILABLE**	**1,000 to +/- 3,000**
E	Dr. Scavuzzo	3,210
F1	Modern Music School	2,637
F2	Gracie Barra	3,363
F3 Upper	**AVAILABLE**	**8,845**
F3 Lower	Back Country CrossFit	4,110

Join A Host of Kid-Centric & Fitness Retailers!

CO BATTLE ZONES | Home to Home Consignment Furniture & New Decor | the Bridal collection | burn boot camp

Unique Buildouts

Excellent Visibility

500 Parking Spots

Ideal Demographics











Businesses

Home to Home
7-Eleven
Next Auto Care
Castle Appliance Repair
EURO Collision Center
Shell Station
Danish Design International

Restaurants

Los Dos Patrillos
Applebee's
Burger King
McDonald's
Big Bills New York Pizza
Wild Basil
Sweeties FroYo Cafe

Attractions

David A. Lorenz Regional Park
County Line BMX Track
South Suburban Sports Complex
Heritage Green Swim & Tennis
Monster Mini Golf

Demographics (3 Mile Radius)

Traffic Counts

County Line Rd & Colorado Blvd	31,052
Hwy 470 & Colorado Blvd	112,944

Population

125,089

Household Income

Median Income: $139,133
Average Income: $184,398

Median Age

42.1

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5251 DTC Parkway | Suite 1100 | Greenwood Village, CO 80111
T 303.639.3000 www.transwestern.com

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