



SIZE

53,970 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
11,271	124,637	252,101
Households		
4,731	48,784	100,330
Median HH Income (\$)		
123,694	118,189	118,068

MAJOR TENANT(S)

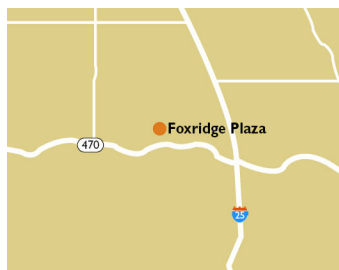
H&R Block
Primo Hoagies
Jet's Pizza
King Soopers

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

8160-8290 South Holly Street | Centennial, CO 80122

PROPERTY HIGHLIGHTS

- Foxridge Plaza is a 53,988-square-foot shopping center shadow-anchored by King Soopers
- National tenants include Jet's Pizza, H&R Block, Bank of America and Goodwill
- Located at the intersection of East County Line Road (23,400 VPD) and Holly Street (12,000 VPD)
- Population exceeds 124,600 in a three-mile radius with an average household income over \$148,000



FOXRIDGE PLAZA

8160-8290 South Holly Street | Centennial, CO 80122

SPACE	TENANT	SQ. FT.	
SHAD1	First Bank		
SHAD2	Midas Muffler		
SHAD3	Grease Monkey		
SHAD4	King Soopers Fuel		
SHAD5	King Soopers		
8162	East Moon Asian Bistro	3,072 SF	
8166A	COMING AVAILABLE	2,204 SF	
8166B	Smoking Vape Pipe & Tobacco	738 SF	
8168	Goodwill	1,482 SF	
8168B	En-Spire Nutrition	851 SF	
8170	Primo Hoagies	1,577 SF	
8172	Wave the Grain	1,120 SF	
8174	Bank of America	1,120 SF	
8176	Jet's Pizza	1,345 SF	
8178	Foxridge Discount Liquors	2,452 SF	
8180	Image Nails	1,798 SF	
8182	Renew Physical Therapy & Pilates	2,793 SF	
8186	F.U.E.L. Salon & Spa	4,545 SF	
8210	The Quilt Cabin	5,331 SF	
8214	Starting Strength Centennial	1,395 SF	
8216	AVAILABLE	1,820 SF	
8218	USA Cleaners	1,132 SF	
8220	Foxridge Barber	933 SF	
8222	BLU Medical Aesthetics	1,044 SF	
8224	H&R Block	1,651 SF	
8226	Colorado Vault & Safe Deposit Co.	1,650 SF	
8230	Farro's Italian Restaurant	4,266 SF	
8236	India's Kitchen II	4,702 SF	
8290	Heritage Dental	3,450 SF	
8290C	Marble Granite Direct	1,499 SF	
TOTAL SQ. FT.		53,970	

SITE LEGEND

 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



FOXTRIDGE PLAZA

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Foxridge Plaza Centennial, CO		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	11,271	124,637	252,101
	2027 Projected Population	11,394	127,367	260,776
	2010 Census Population	11,350	111,174	217,404
	2000 Census Population	9,829	104,456	184,615
	1990 Census Population	7,211	68,729	121,238
	Historical Annual Growth 1990 to 2000	3.15%	4.27%	4.29%
	Historical Annual Growth 2000 to 2010	1.45%	0.63%	1.65%
	Estimated Annual Growth 2010 to 2022	-0.05%	0.90%	1.17%
	Projected Annual Growth 2022 to 2027	0.22%	0.43%	0.68%
	Median Age	45.4	43.0	41.9
Households	Q2 2022 Estimated Households	4,731	48,784	100,330
	2027 Projected Households	4,752	49,966	104,230
	2010 Census Households	4,880	43,504	85,472
	2000 Census Households	3,747	38,389	68,390
	1990 Census Households	2,442	23,753	42,881
	Historical Annual Growth 1990 to 2000	4.37%	4.92%	4.78%
	Historical Annual Growth 2000 to 2010	2.68%	1.26%	2.25%
	Estimated Annual Growth 2010 to 2022	-0.24%	0.90%	1.27%
	Projected Annual Growth 2022 to 2027	0.09%	0.48%	0.77%
	Population per Household	2.38	2.55	2.50
Population by Race	White	83.1%	82.7%	81.5%
	Black or African American	1.3%	1.4%	1.6%
	Asian & Pacific Islander	5.7%	5.4%	6.2%
	Other Races	4.2%	3.4%	3.3%
	Hispanic Population	5.8%	7.1%	7.5%
Income	Average Household Income	\$157,131	\$148,025	\$155,906
	Median Household Income	\$123,694	\$118,189	\$118,068
	Per Capita Income	\$65,962	\$58,111	\$62,269
Education (Age 25+)	Elementary	0.7%	0.6%	0.6%
	Some High School	0.5%	1.2%	1.1%
	High School Graduate	10.8%	10.7%	10.8%
	Some College	16.4%	16.9%	15.8%
	Associates Degree Only	4.9%	6.9%	6.7%
	Bachelors Degree Only	37.9%	39.1%	39.3%
	Graduate Degree	28.8%	24.5%	25.8%
Business	Number of Businesses	731	5,922	12,597
	Total Number of Employees	7,953	94,255	200,001
	Employees per Business	10.88	15.92	15.88
	Residential Population per Business	15.42	21.05	20.01

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