



RETAIL SPACE AVAILABLE



**PLAZA AT
HIGHLANDS RANCH**

2000 County Line Road | Littleton, CO



The Plaza at Highlands Ranch in Littleton, CO serves a county that has the highest median household income in the nation. The revitalized center includes national retailers such as Target, Sprouts Farmers Market and Chilis.

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This center has exposure to over 160,000 vehicles per day

Douglas County ranks 1st in the country for median household income

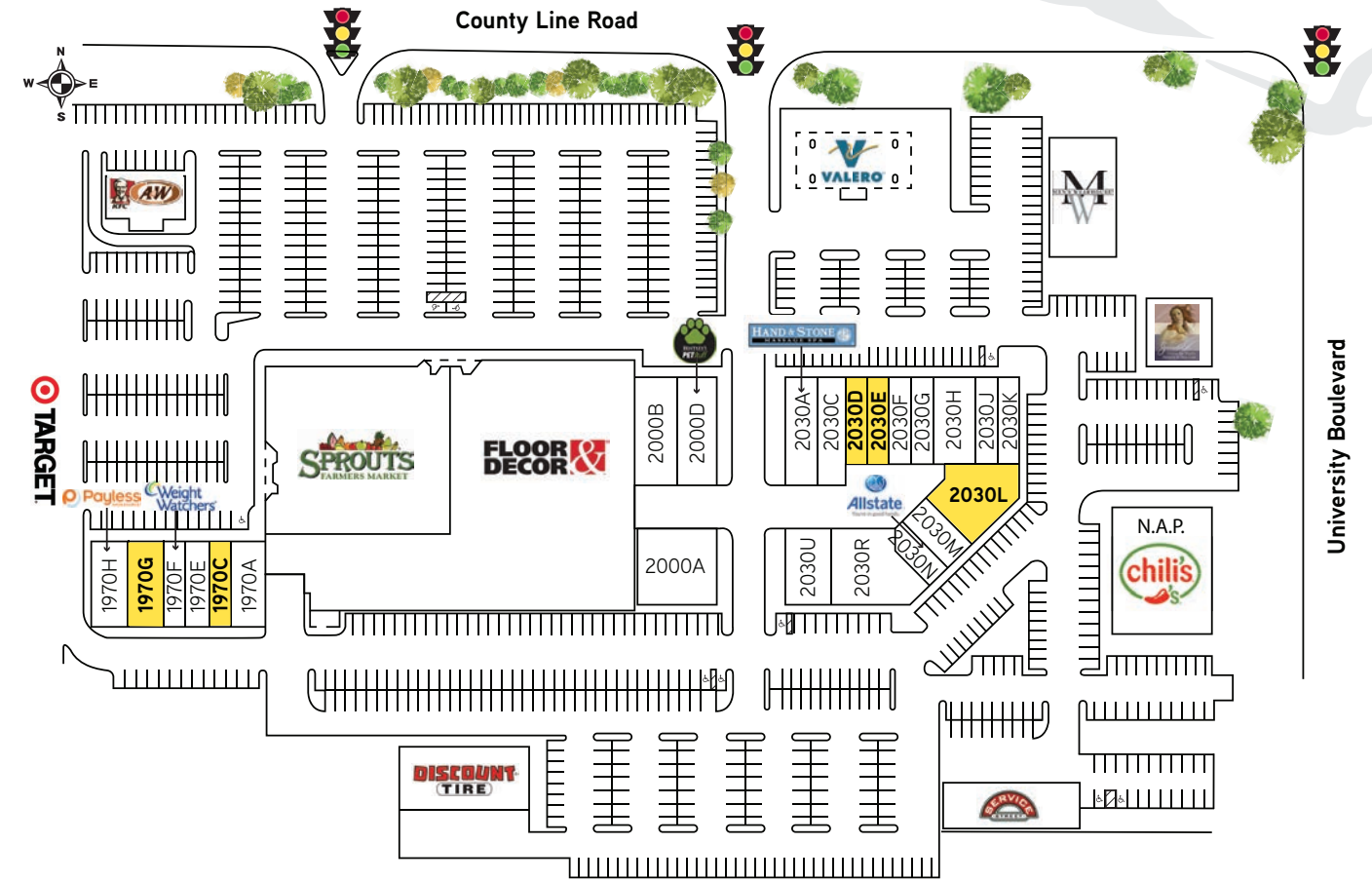
Join national tenants such as Target, Sprouts Farmers Market, Floor & Decor, Mens Warehouse, and more

Strong retail synergy - family focused center

This strategically located center is supported by high population densities and high household incomes due to its draw from both Highlands Ranch and Littleton



SITE PLAN/TENANT LIST



CENTER SIZE	AVAILABLE	LEASE RATE	ESTIMATED NNN
280,669 SF	1,600-4,135 SF	Contact Listing Broker	\$9.05/SF

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	15,401	121,656	248,171
Average HH Income:	\$121,658	\$124,990	\$128,910
Daytime Population:	10,804	103,827	279,689

Source: ESRI, 2017 Estimates

TRAFFIC COUNTS

On University Blvd. North of County Line Rd.:	33,128 Cars/Day
On University Blvd. South of County Line Rd.:	34,000 Cars/Day
On County Line Rd. West of University Blvd.:	23,148 Cars/Day
On County Line Rd. East of University Blvd.:	21,558 Cars/Day
On C470 at University Blvd.:	105,165 Cars/Day

Source: MPSI, 2016 Estimates



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TENANTS

1970A	Neptune Tropical Fish	2010A	Deseret Book	2030J	Phenix Salon
1970C	AVAILABLE - 1,640 SF	2030A	Hand & Stone Massage	2030K	Dentist
1970E	Crystal Nails	2030C	Competitive Edge Martial Arts	2030L	AVAILABLE - 4,135 SF
1970F	Weight Watchers	2030D	AVAILABLE - 1,600 SF (Former Salon)	2030M	Finish Line
1970G	AVAILABLE - 2,398 SF (Former Learning Center)	2030E	AVAILABLE - 1,600 SF (Former Sandwich Shop)	2030N	All State
1970H	Payless Shoe Source	2030F	Prom Discount Liquors	2030R	Bicycle Pedl'r
2000B	Manic Training	2030G	100% Chiropractic	2030U	Avanti Music Academy
2000D	Bentley's Pet Stuff	2030H	Phenix Salon	2050	Zweibel Center for Plastic Surgery