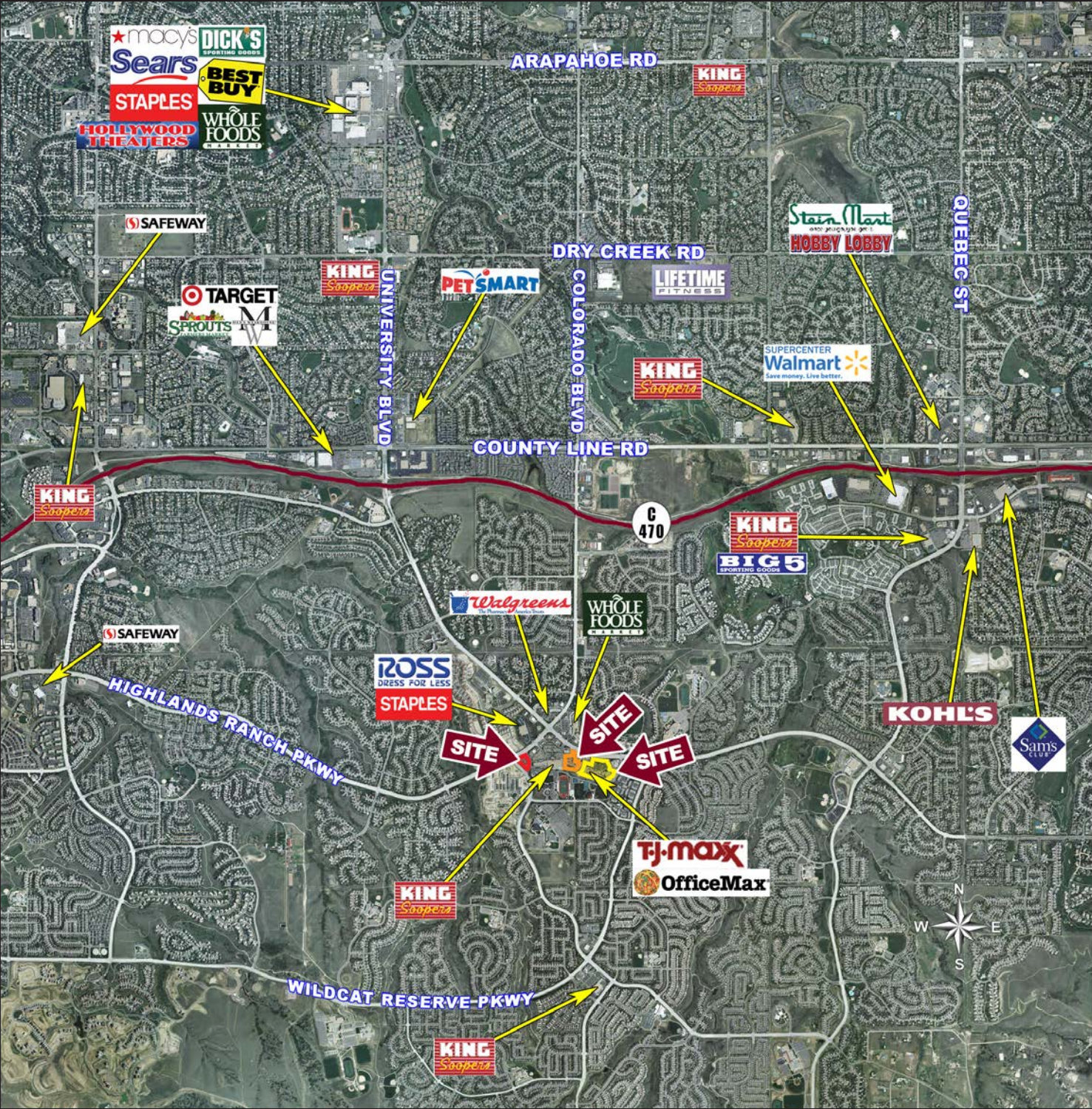


HIGHLANDS RANCH SHOPPING CENTER



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HIGHLANDS RANCH SHOPPING CENTER

HIGHLANDS RANCH PARKWAY & UNIVERSITY BOULEVARD



INFORMATION

- Just a few spaces left
- Rare endcap and inline shop space in the heart of Highlands Ranch!
- Good visibility to Highlands Ranch Parkway
- Join King Soopers, Whole Foods, Chick-fil-A, Starbucks, Panera and many other retailers & restaurants
- Prime retail intersection in Highlands Ranch

DEMOGRAPHICS

Source: Allocate Data 2018

	1 MILE	3 MILE	5 MILE
Population	17,961	120,109	231,260
Avg Household Inc.	\$162,225	\$157,385	\$153,241
Employees	4,129	28,331	136,478
Businesses	442	3,332	12,231

TRAFFIC COUNTS

Source: DRCOG 2015, *2011

On University Blvd southeast of Highlands Ranch Pkwy	28,324 cars/day
On Highlands Ranch Pkwy southwest of University Blvd	28,966 cars/day
On Highlands Ranch Pkwy northwest of University Blvd	19,644 cars/day*

5570 DTC Parkway | Suite 100 | Greenwood Village, Colorado 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

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VILLAGE CENTER WEST AVAILABLE

#	Tenant	Sq Ft
1	MOD Pizza	2,292
2	Ultimate Cleaners	1,456
3	Canvas Credit Union	2,315
4	Rubio's	2,300
5	Nekter Juice Bar	1,246
6	Ella Bliss Beauty	3,598
7	Device Pitstop	1,090
8	SuperCuts	1,200
9	AVAILABLE NOW	2,291
10	Baskin-Robbins	1,032
11	Key Bank	3,157
12	Eye Level Learning	1,327
13	Allstate Ins	639
14	Wingstop Office	777
15	Magic Needle	777
16	Physician's WL	942
17	Monarch Dental	3,788



HIGHLANDS RANCH II AVAILABLE

#	Tenant	Sq Ft
1	Panda Express	2,139
2	Noodles & Co	2,223
3	Smashburger	1,688
4	AVAILABLE	4,575
5	Spenga	4,225
6	Parry's Pizzeria	5,402
7	Rocket Fizz	1,680
8	Cuba Cuba	1,680
9	Colorado Frame	1,400
10	RTR Pilates	1,400
11	Verizon Wireless	2,240
12	BOA Self Serve	1,400
13	Jimmy John's	1,400
14	Fantastic Sams	1,680
15	Inngi Float	2,800
16	Dolce Vita Salon	4,242
17	Carter's Kid Wear	4,238



HIGHLANDS RANCH SHOPPING CENTER AVAILABLE

#	Tenant	Sq Ft
1	European Wax	1,344
2	Panera Bread	4,500
3	AVAILABLE	4,465
4	Chipotle	2,120
5	TJ Maxx	30,000
6	Profile by Sanford	2,300
7	Amazing Lash	2,400
8	Goodwill	2,300
9	Bath & Body Works	3,080
10	Sally Beauty	1,400
11	Caviar Nails	1,400
12	OfficeMax	23,500
13	CD Ray Jewelers	1,400
14	AVAILABLE	2,240
15	Sushi Mango	1,960
16	Mathnasium	1,400
17	Domino's Pizza	1,400
18	EZ Vacuums	1,400
19	SportClips	1,400
20	Ace Hardware	33,450



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