



# HIGHLANDS RANCH MARKETPLACE

9401 - 9473 S. University Blvd.  
Highlands Ranch, CO 80126

Strong **demographic make-up** in submarket

**Desirable location**  
at main Highlands Ranch  
retail intersection of S. University  
Blvd. & Highlands Ranch Pkwy.

**Join national retailers**  
such as Dairy Queen, Good  
Times, Hallmark, UPS, & more

## RETAIL SPACE FOR LEASE | 1,452 - 2,534 SF

### CALL AGENT FOR RATE

### DEMOGRAPHICS



#### POPULATION

1 mile	15,256
3 mile	118,352
5 mile	225,131



#### HOUSEHOLD INCOME

1 mile	\$149,593
3 mile	\$144,282
5 mile	\$133,997



#### ANN. CONSUMER SPENDING

1 mile	\$207,534
3 mile	\$1,620,079
5 mile	\$3,101,058



#### TRAFFIC COUNTS

E. HIGHLANDS RANCH PKWY  
@ DRIVEWAY (SW-BOUND) -  
30,101 VPD (2018, MPSI)



**MATRIX**  
GROUP, INC.

1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
www.matrixgroupinc.com

## LAUREN QUIRAM LEASING AGENT

[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)

303-300-5271

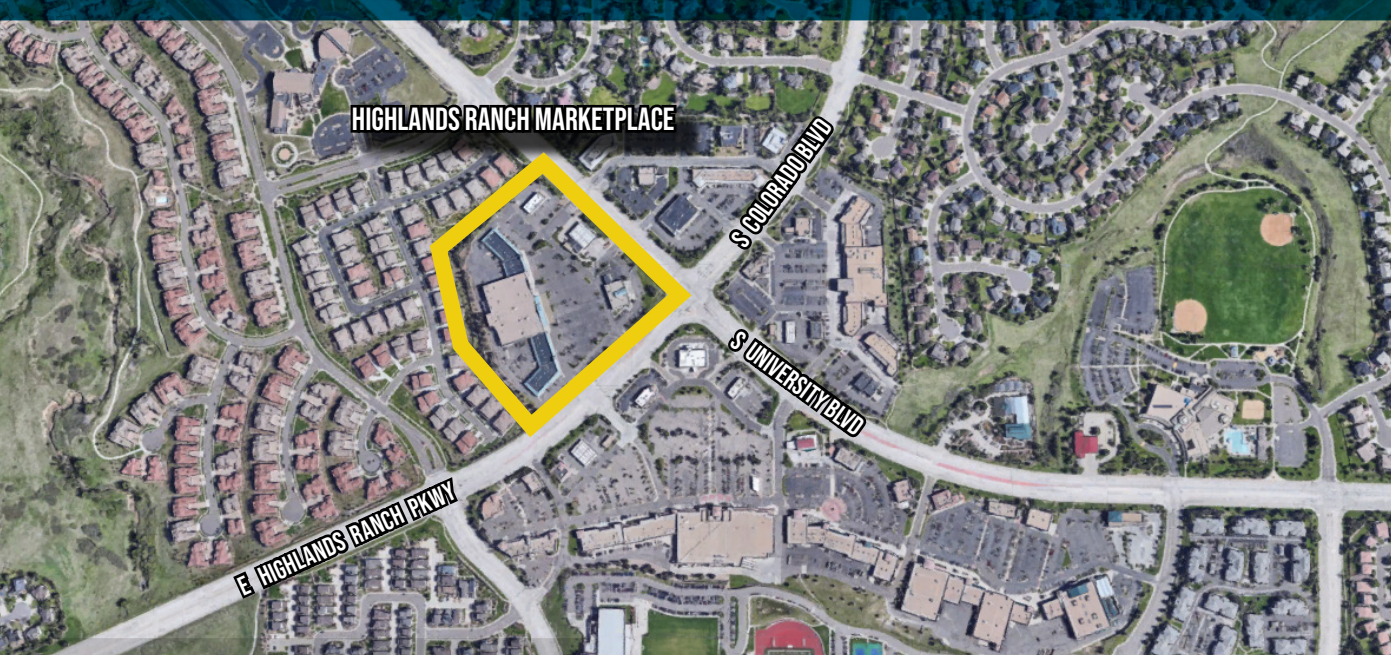
The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.



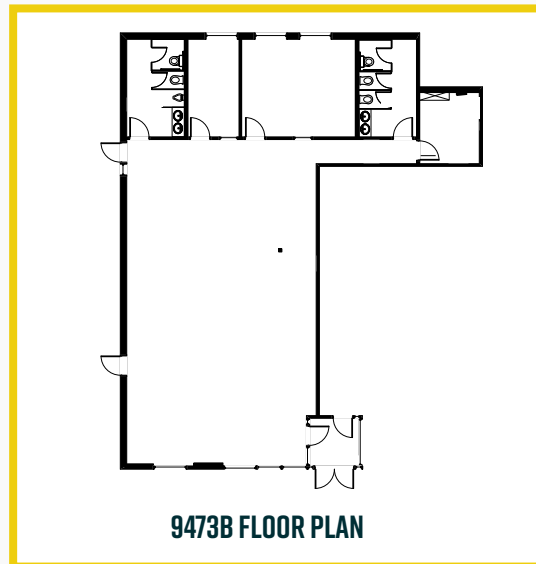
# HIGHLANDS RANCH MARKETPLACE

# NEW!

## JUST RENOVATED SIGNAGE & EXTERIOR



CALL AGENT  
FOR RATE



9473B FLOOR PLAN

1,452 SF

**Suite 9427**

2,534 SF

**Suite 9473B**

**LAUREN QUIRAM**

**LEASING AGENT**

[lquiram@matrixgroupinc.com](mailto:lquiram@matrixgroupinc.com)

303-300-5271

1805 S. Bellaire St., #400  
Denver, CO 80222  
303-333-7500  
[www.matrixgroupinc.com](http://www.matrixgroupinc.com)



The information contained herein has been obtained by sources believed to be reliable but has not been verified. No warranty, guarantee, or representation, whether express or implied, is made with respect to such information. All square footage references are approximate. Terms of lease are subject to change or withdrawal without notice. Lessee is encouraged to verify all information and absorbs all risk due to inaccuracies.