

FOR LEASE
RETAIL BUILDING

PROVINCE CENTER

**8800 S COLORADO BOULEVARD
HIGHLANDS RANCH, CO 80126**



MATRIX GROUP, INC.
1805 S. Bellaire Street
Denver, CO 80222
303.333.7500
matrixgroupinc.com

LAUREN QUIRAM
303.300.5271
lquiram@matrixgroupinc.com





OFFERING SUMMARY

Lease Rate:	Call for Pricing
Available SF:	5,884 SF
Lot Size:	3.16 acres
Year Built:	2006
Building Size:	14,900 SF
Market:	Denver Metro Retail
Submarket:	South
Traffic Count:	15,677

PROPERTY OVERVIEW

Province Center is a single-story, multi-tenant retail property located in Highlands Ranch just south of Hwy 470, the main east-west thoroughfare in south suburban Denver. This shopping center was built in 2006 and benefits from increased traffic created by the adjacent car wash and convenience store.

PROPERTY HIGHLIGHTS

- Traffic Counts (2015): S. Colorado Blvd.: 19,047 VPD (south); C-470: 94,000 VPD (east)
- Just south of Hwy 470, the main east-west thoroughfare in south suburban Denver
- Positioned between three large neighborhood developments

MATRIX GROUP, INC.

1805 S. Bellaire Street
 Denver, CO 80222
 303.333.7500
matrixgroupinc.com

LAUREN QUIRAM

303.300.5271

lquiram@matrixgroupinc.com

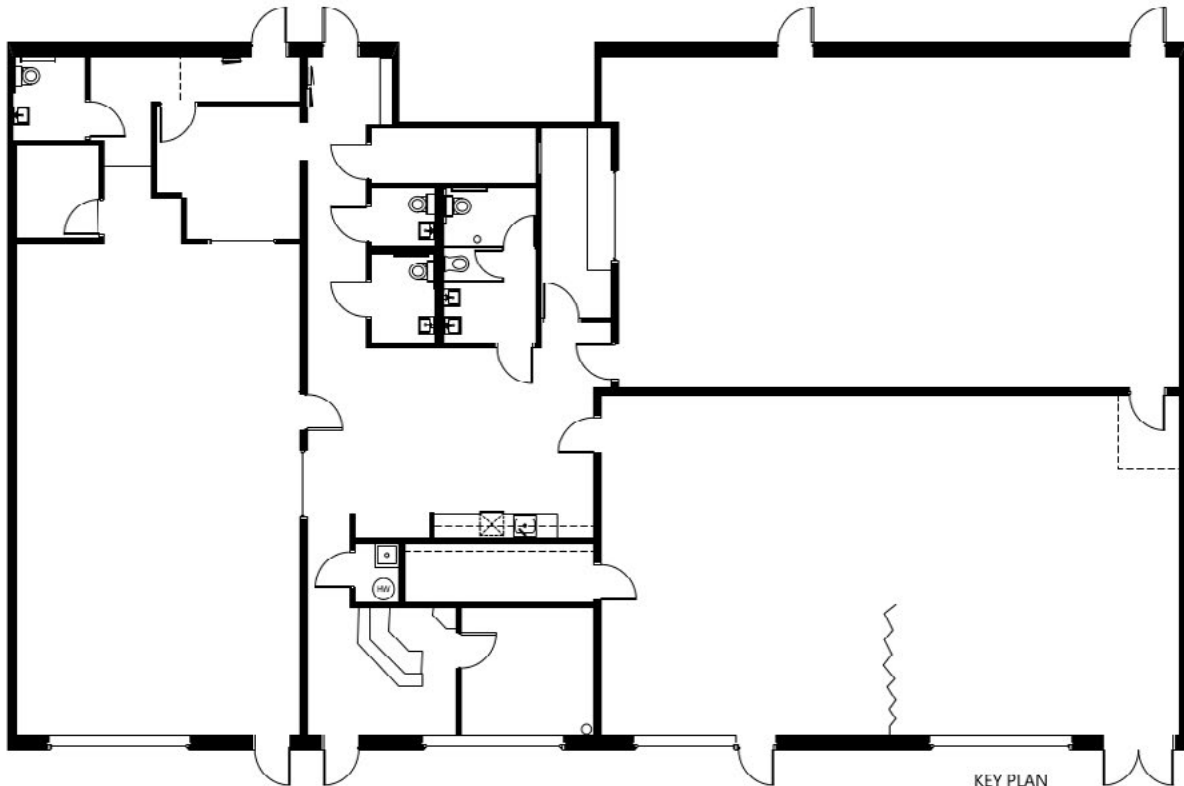
AVAILABLE SPACES

LEASE TYPE | Triple Net TOTAL SPACE | 5,884 SF LEASE TERM | Negotiable LEASE RATE | Call for Pricing

PROVINCE CENTER - 8800 South Colorado Blvd.

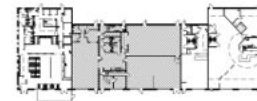
0 ft. 6 ft. 10 ft. 20 ft.

August 30, 2016



Unit C-F 5,884 sq. ft.

KEY PLAN



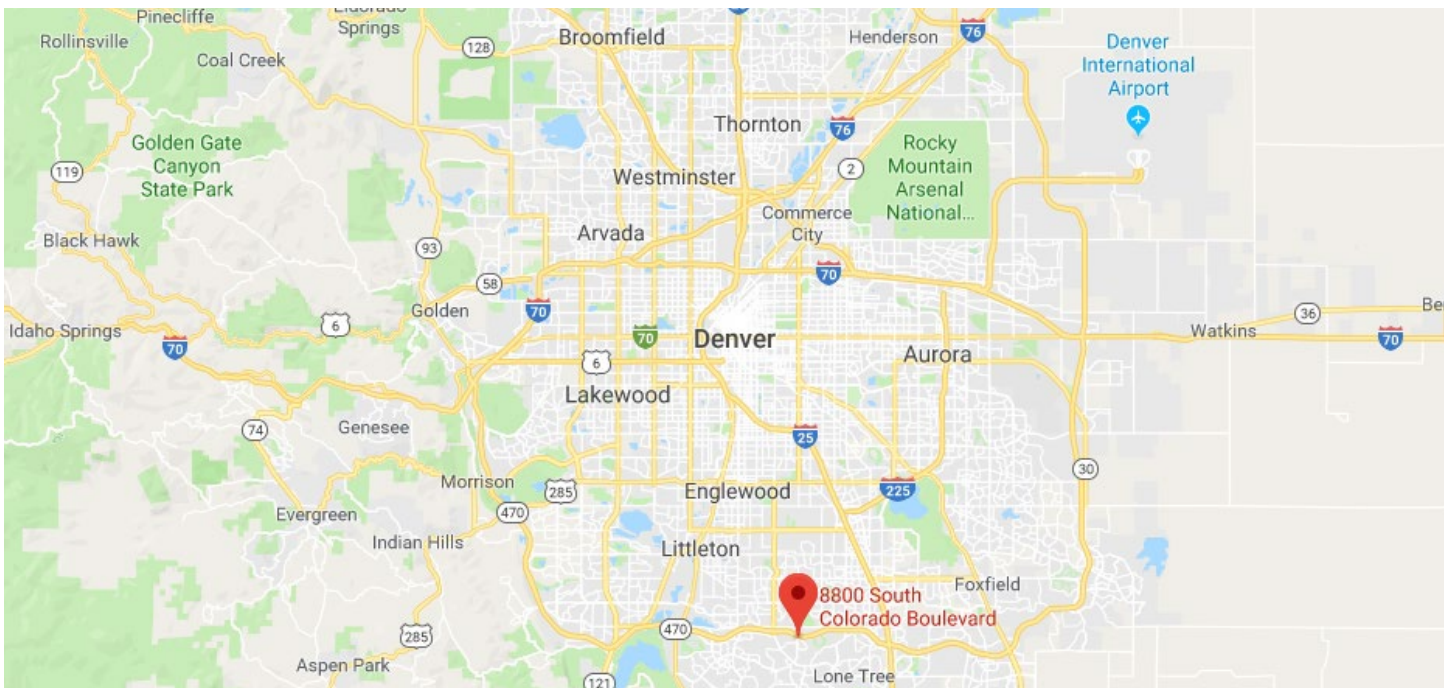
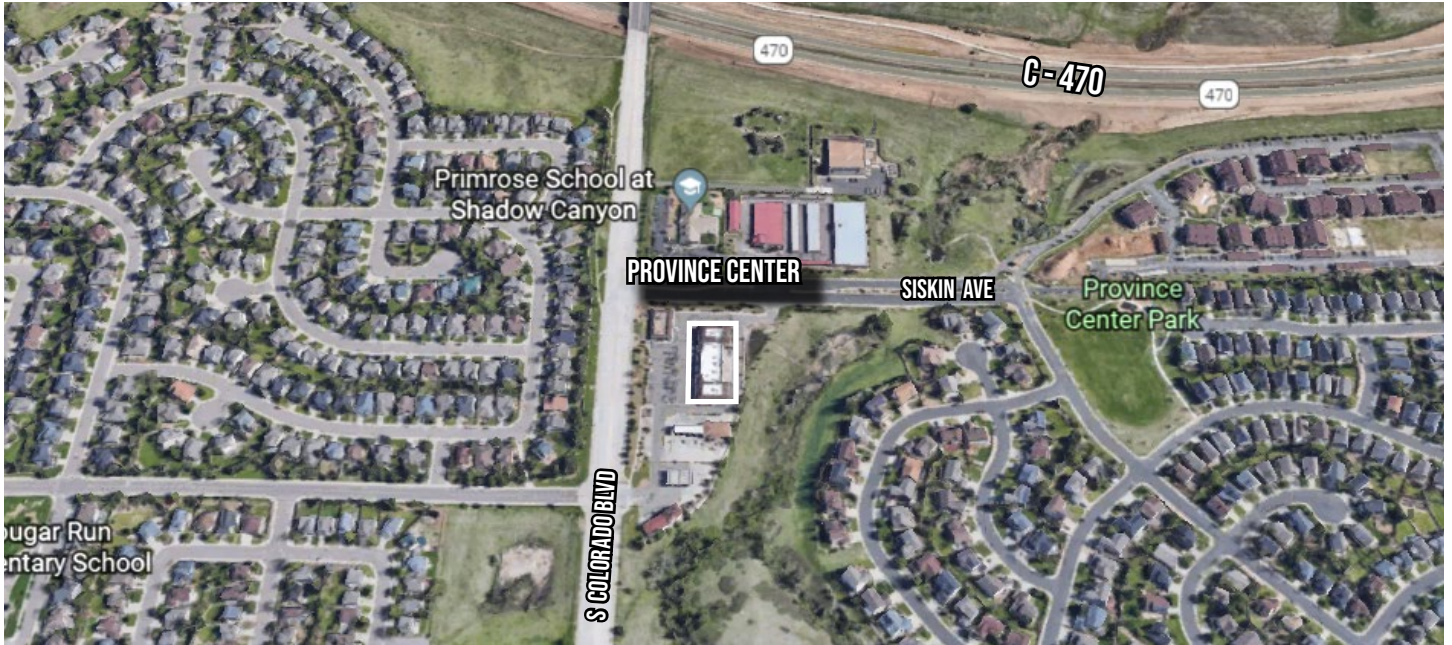
SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
Unit C-F	5,884 SF	Call for Pricing	Large layout previously used as a fitness center.

MATRIX GROUP, INC.

1805 S. Bellaire Street
 Denver, CO 80222
 303.333.7500
matrixgroupinc.com

LAUREN QUIRAM

303.300.5271
lquiram@matrixgroupinc.com



MATRIX GROUP, INC.

1805 S. Bellaire Street
Denver, CO 80222
303.333.7500
matrixgroupinc.com

LAUREN QUIRAM

303.300.5271
lquiram@matrixgroupinc.com