

RETAIL END CAP  
FOR LEASE  
600 - 1,000 SF

PROVINCE CENTER  
8796 S. COLORADO BLVD.  
HIGHLANDS RANCH, CO 80126



1060 BANNOCK ST., SUITE 300  
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## PROVINCE CENTER HIGHLANDS RANCH SHOPPING CENTER IN A HIGH INCOME NEIGHBORHOOD.

- LIGHTED INTERSECTION
- NEWER CONSTRUCTION
- END CAP
- AMPLE PARKING

### TRAFFIC COUNT:

**94,000 VPD C-470 (EASTBOUND)**

**19,047 VPD S. COLORADO BLVD. (SOUTHBOUND)**

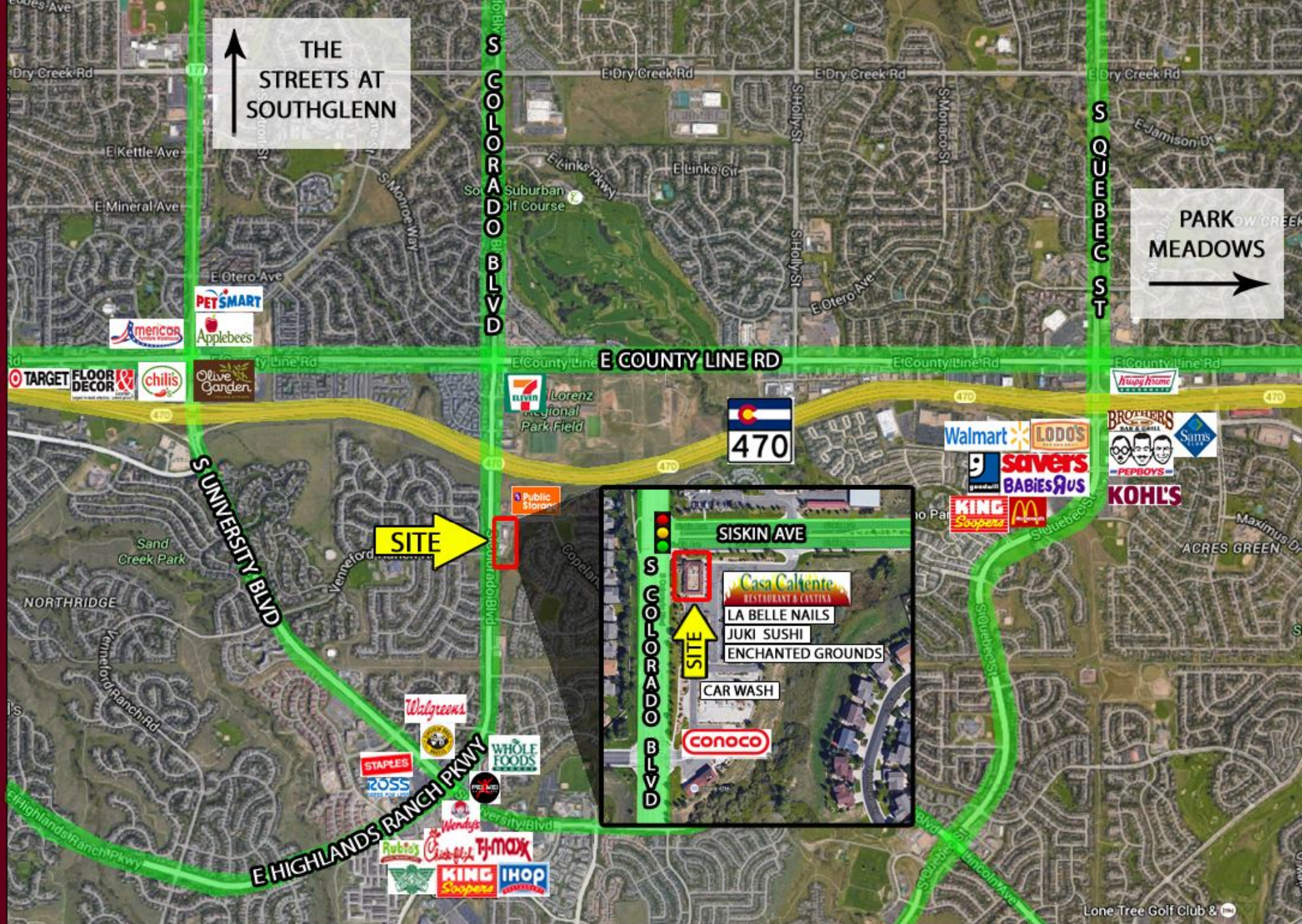
### DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2015 AVERAGE HOUSEHOLD INCOME	\$96,992	\$104,893	\$100,959
2015 POPULATION	12,247	126,866	227,292
2015 TOTAL HOUSEHOLDS	4,959	47,487	87,874

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