



# 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, UPS, & more

**RETAIL SPACE FOR LEASE | 2,238 SF RESTAURANT**

**CALL FOR  
RATE**



### 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)



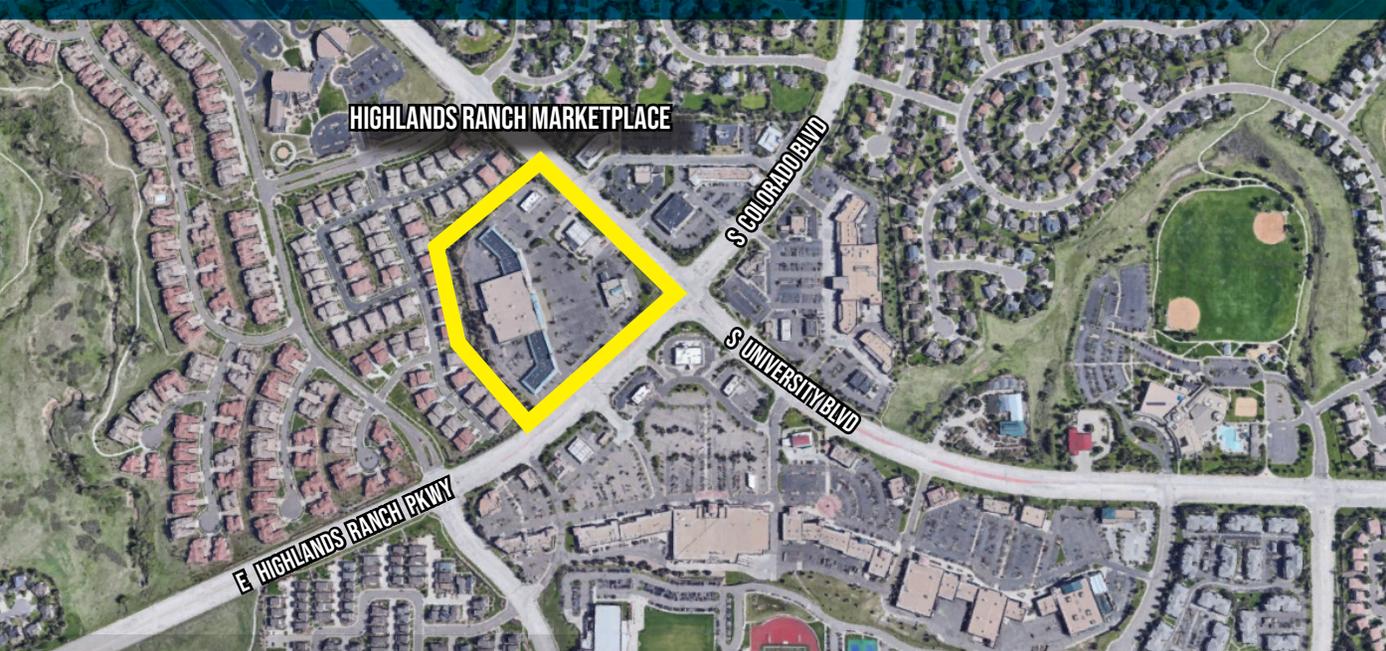
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**NEW!**  
RENOVATED SIGNAGE & EXTERIOR



ASKING RATE:

**CALL FOR  
RATE**

## AVAILABLE SUITES

9463	<b>2,238 SF</b>	Second-generation restaurant space available!
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**Second-generation restaurant space available at a high-visibility corner on S. University Blvd in the heart of Highlands Ranch. Ideal for pizza or fast-casual users!**



**LAUREN QUIRAM**  
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