

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 | 1,017-2,003 SF AVAILABLE

**CALL AGENT
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)



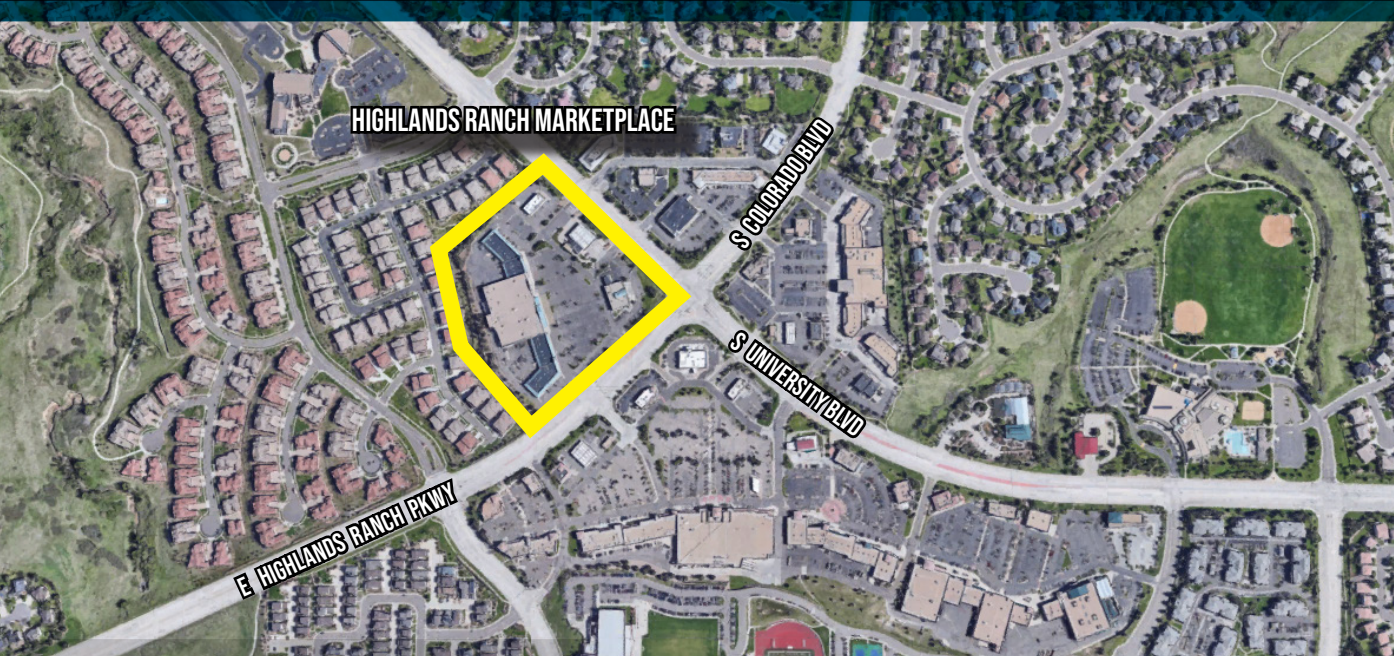
MATRIX
GROUP, INC.

1805 S. Bellaire St., #400
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LAUREN QUIRAM
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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.

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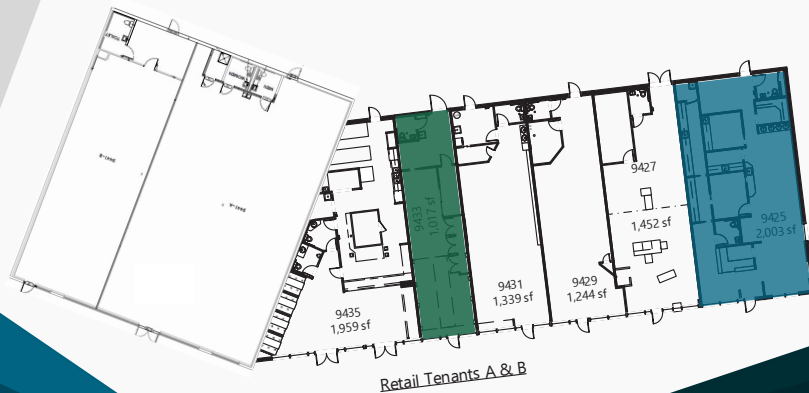


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AVAILABLE SUITES

2,003 SF **Suite 9425** Sublease - Call for more info

1,017 SF **Suite 9433** Available 2/1/23



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NEW!

RENOVATED SIGNAGE & EXTERIOR



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