



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 // ~2,000 SF AVAILABLE

**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)

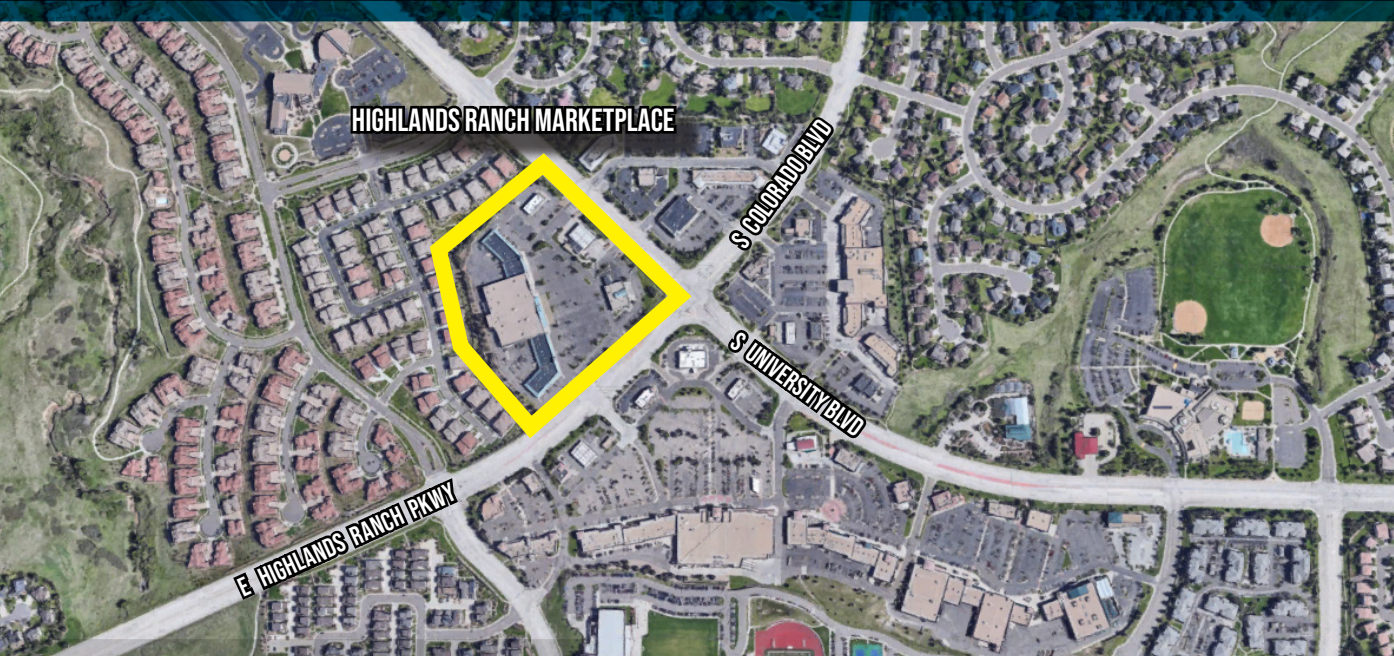


**MATRIX
GROUP, INC.**

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

LAUREN QUIRAM
DIRECTOR OF LEASING
lquiram@matrixgroupinc.com
303-300-5271

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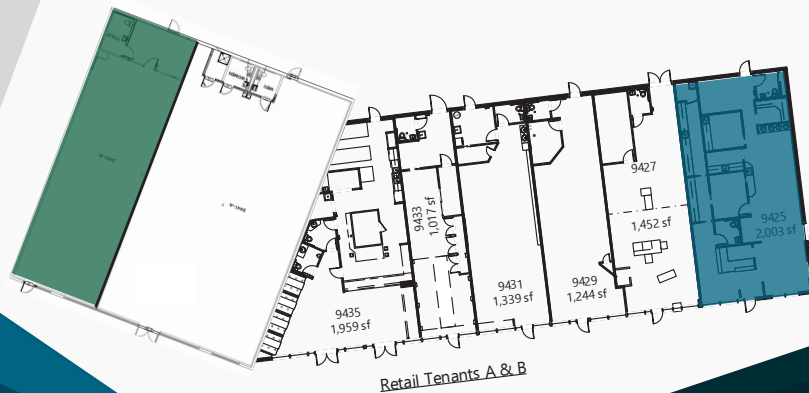
NEW!
RENOVATED SIGNAGE & EXTERIOR



**CALL AGENT
FOR RATE**

AVAILABLE SUITES

- | | | |
|----------|-------------------|-------------------------------|
| 2,003 SF | Suite 9425 | Sublease - Call for more info |
| 2,026 SF | Suite 9441 | Availability TBD |



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