

# 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 | 1,452 SF AVAILABLE**

**\$30.00/  
SF NNN**



## 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.

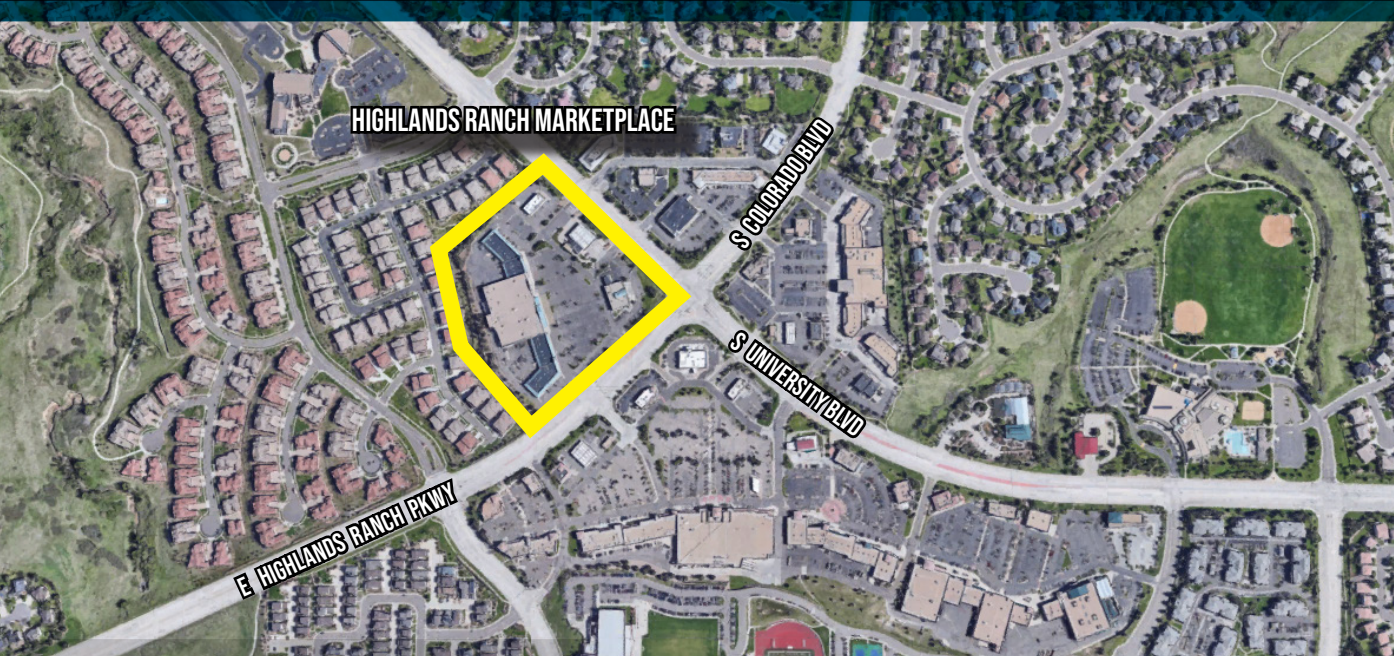
1805 S. Bellaire St., #400  
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**LAUREN QUIRAM**  
**DIRECTOR OF LEASING**  
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**303-300-5271**

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.



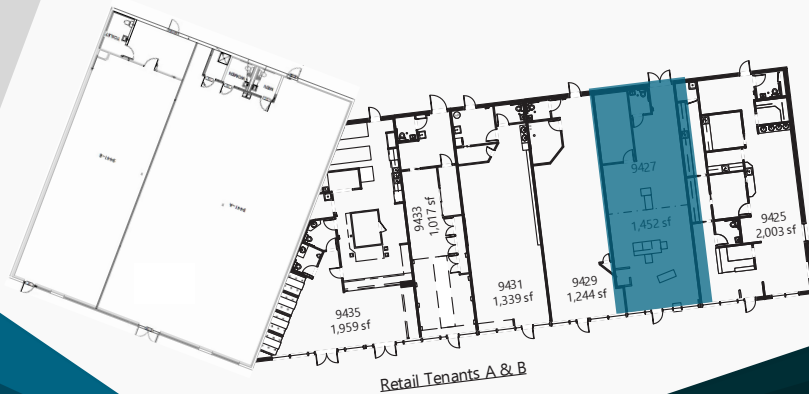
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ASKING RATE:  
**\$30.00/  
SF NNN**

## AVAILABLE SUITES

1,452 SF **Suite 9427** Available 7/1/25



**NEW!**  
RENOVATED SIGNAGE & EXTERIOR



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