



# PROVINCE CENTER

8800 South Colorado Boulevard  
Highlands Ranch, CO 80126

## Desirable location

on S. Colorado Blvd.  
near Highway C-470

## Strong demographic

surrounded by three  
residential developments

## Increased traffic

from adjacent car wash  
and convenience store

RETAIL SPACE | 100% LEASED

CONTACT AGENT  
FOR INFORMATION

## PROPERTY HIGHLIGHTS



### POPULATION

1 mile	12,385
3 mile	128,399
5 mile	252,918



### AVG. HOUSEHOLD INCOME

1 mile	\$114,292
3 mile	\$135,402
5 mile	\$130,843



### ANN. CONSUMER SPEND

1 mile	\$161,122
3 mile	\$1,747,724
5 mile	\$3,315,529



### TRAFFIC COUNTS

S. COLORADO BLVD @  
C-470 (NORTH-BOUND)-  
21,625 VPD (2018, MPSI)



**MATRIX**  
GROUP, INC.

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[www.matrixgroupinc.com](http://www.matrixgroupinc.com)

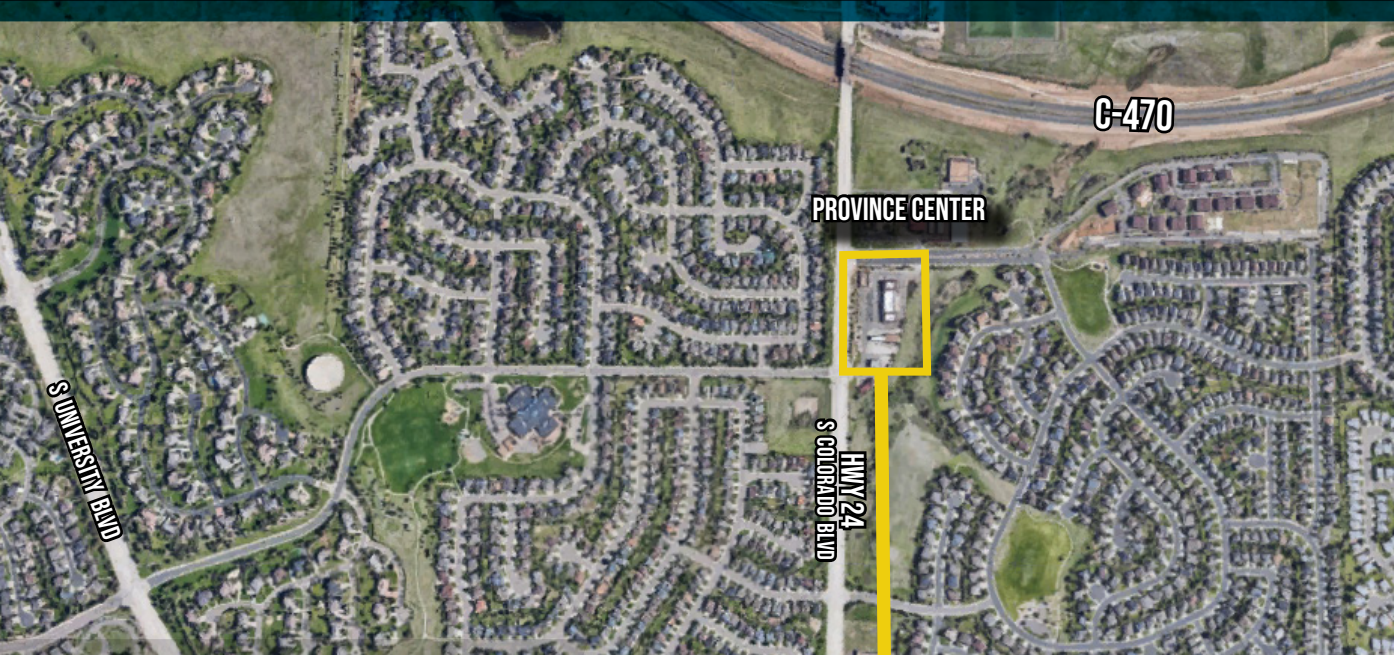
**LAUREN QUIRAM**  
LEASING AGENT

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303-300-5271

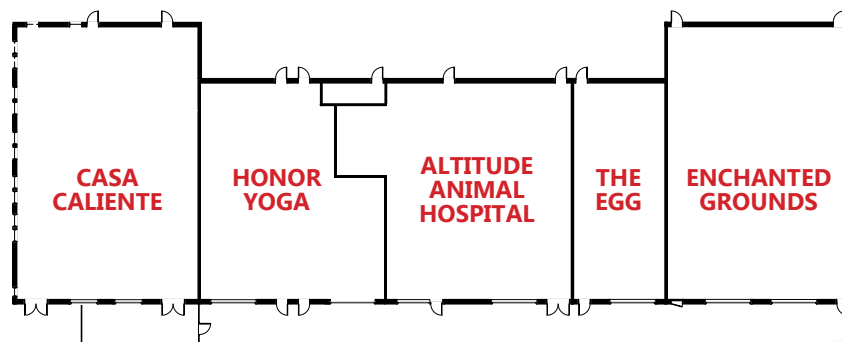


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SITE PLAN



LAUREN QUIRAM  
LEASING AGENT

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