



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)



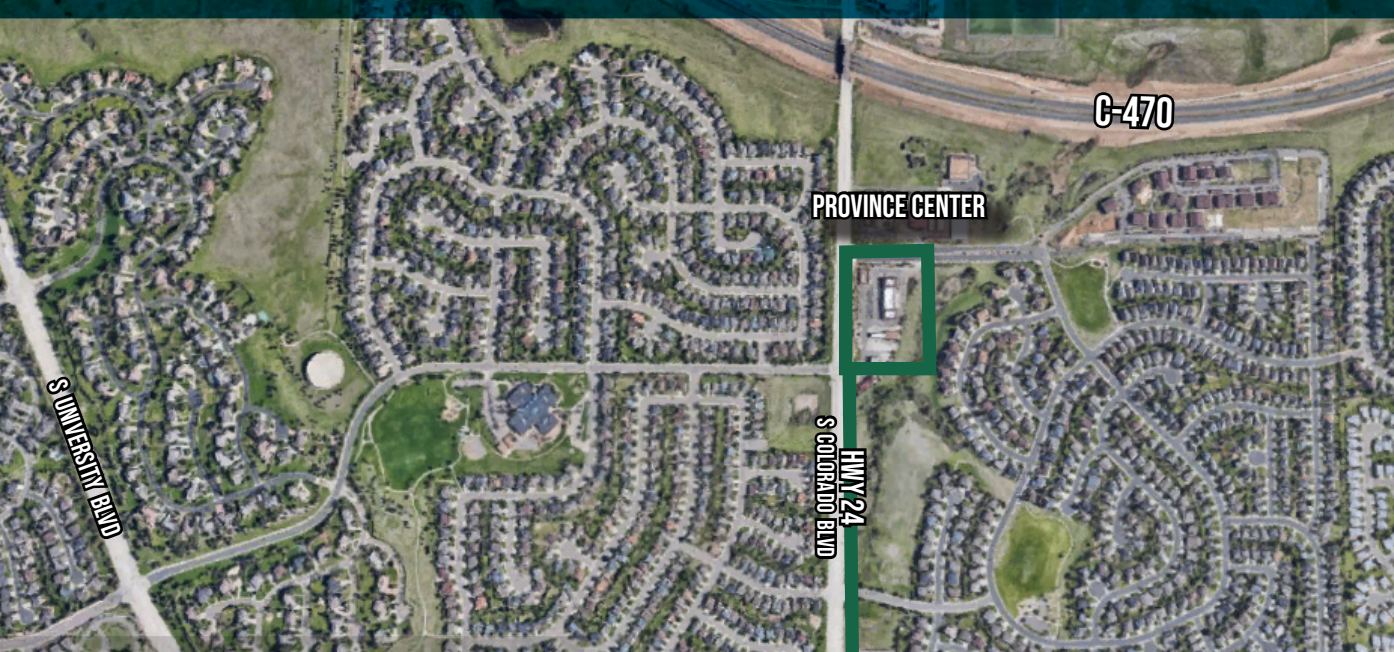
MATRIX
GROUP, INC.

1805 S. Bellaire St., #400
Denver, CO 80222
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LAUREN QUIRAM
DIRECTOR OF LEASING
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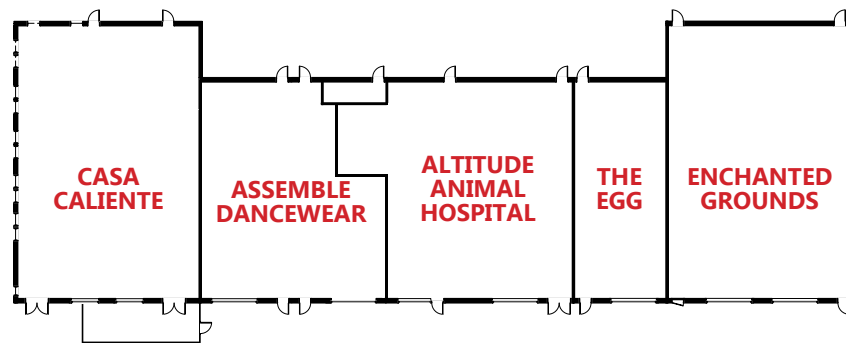
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FOR INFORMATION

SITE PLAN 



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