



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 | 2,570 SF AVAILABLE

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)



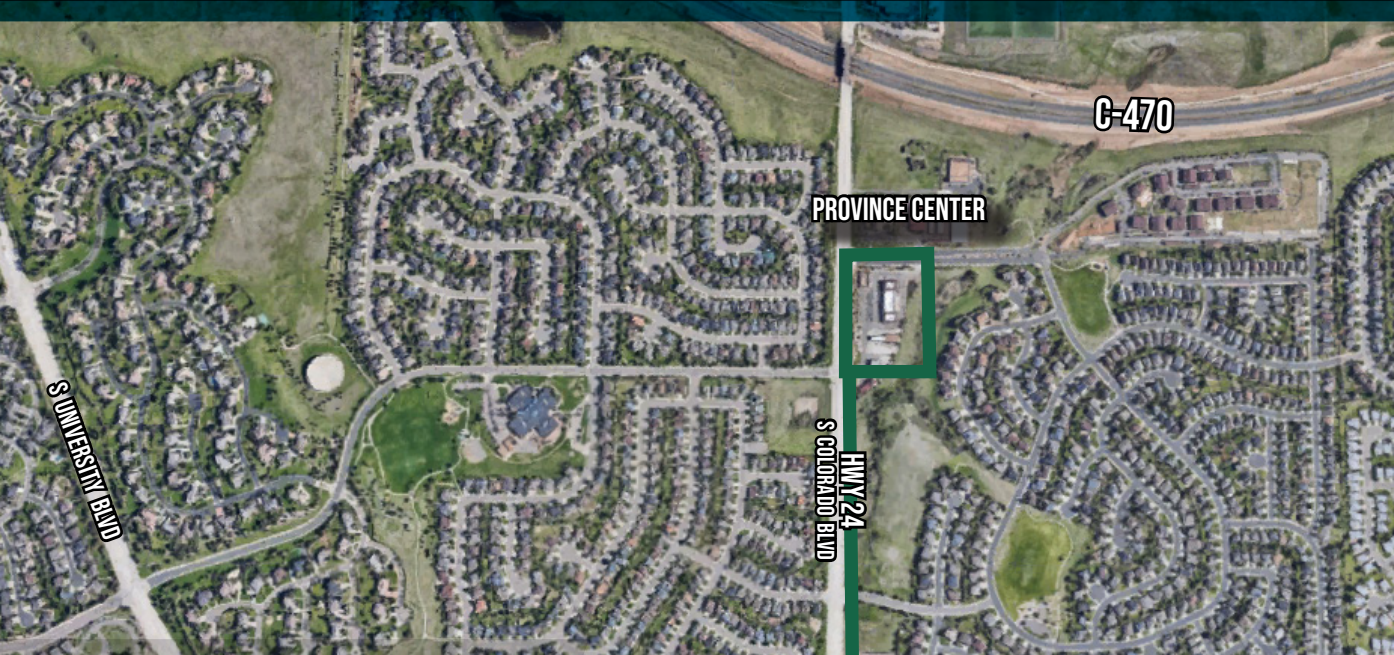
1805 S. Bellaire St., #400
Denver, CO 80222
303-333-7500
www.matrixgroupinc.com

LAUREN QUIRAM
LEASING AGENT

lquiram@matrixgroupinc.com
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.

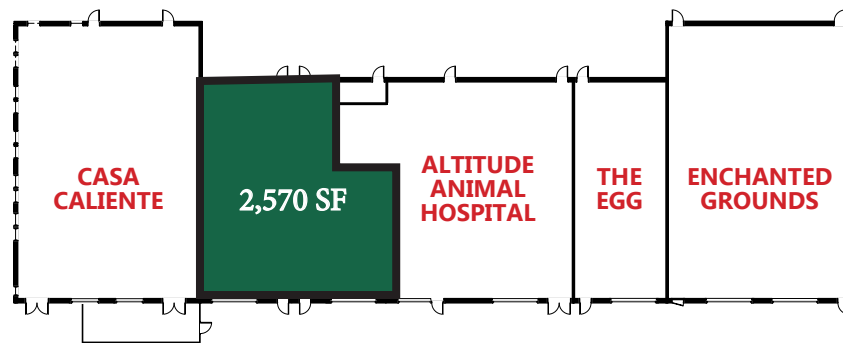
PROVINCE CENTER



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SITE PLAN



AVAILABLE UNIT

2,570 SF

Suite F

Call for
Availability

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