



Highlands Ranch S.C.

Highlands Ranch, CO
Denver-Aurora-Lakewood (CO)



Nick Freddo
Leasing Representative
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AERIAL



GROSS LEASABLE AREA (GLA)

133,283 SF

PARKING SPACES

581

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DENSITY AERIAL

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■ Available ● Curbside Pick-up



	TENANT	SQ FT
1	ACE Hardware	33,450
2	Sport Clips	1,400
3	Stretch Zone	1,400
4	Domino's Pizza	1,400
5	Mathnasium	1,400
6	Sushi Mango	1,960
7	Available	2,240
8	Rush Bowls	1,400
9	Planet Fitness	23,460
10	Caviar Nail Bar	1,400
11	Sally Beauty Supply	1,400
12	Bath & Body Works	3,080
13	Goodwill	2,300
14	Amazing Lash Studio	2,400
15	Perspire Sauna Studio	2,300
16	TJ Maxx	30,000
17	European Wax Center	1,344
18	Panera Bread	4,500
19	Chipotle Mexican Grill	2,120
20	Hops N Drops	4,465
23	Pacific Dental	3,209
24	Huntington Bank	1,332
25	F.U.E.L Salon	5,323

Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, parking spaces, square footage, curb-cuts or traffic controls shall not be deemed to be a representation or warranty that any tenants will be at the shopping center, the square footage is accurate, or that any parking spaces, curb-cuts or traffic controls do or will continue to exist. Moreover, any demographics set forth in this flyer are for illustrative purposes only and shall not be deemed a representation by Landlord or their accuracy. Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice.

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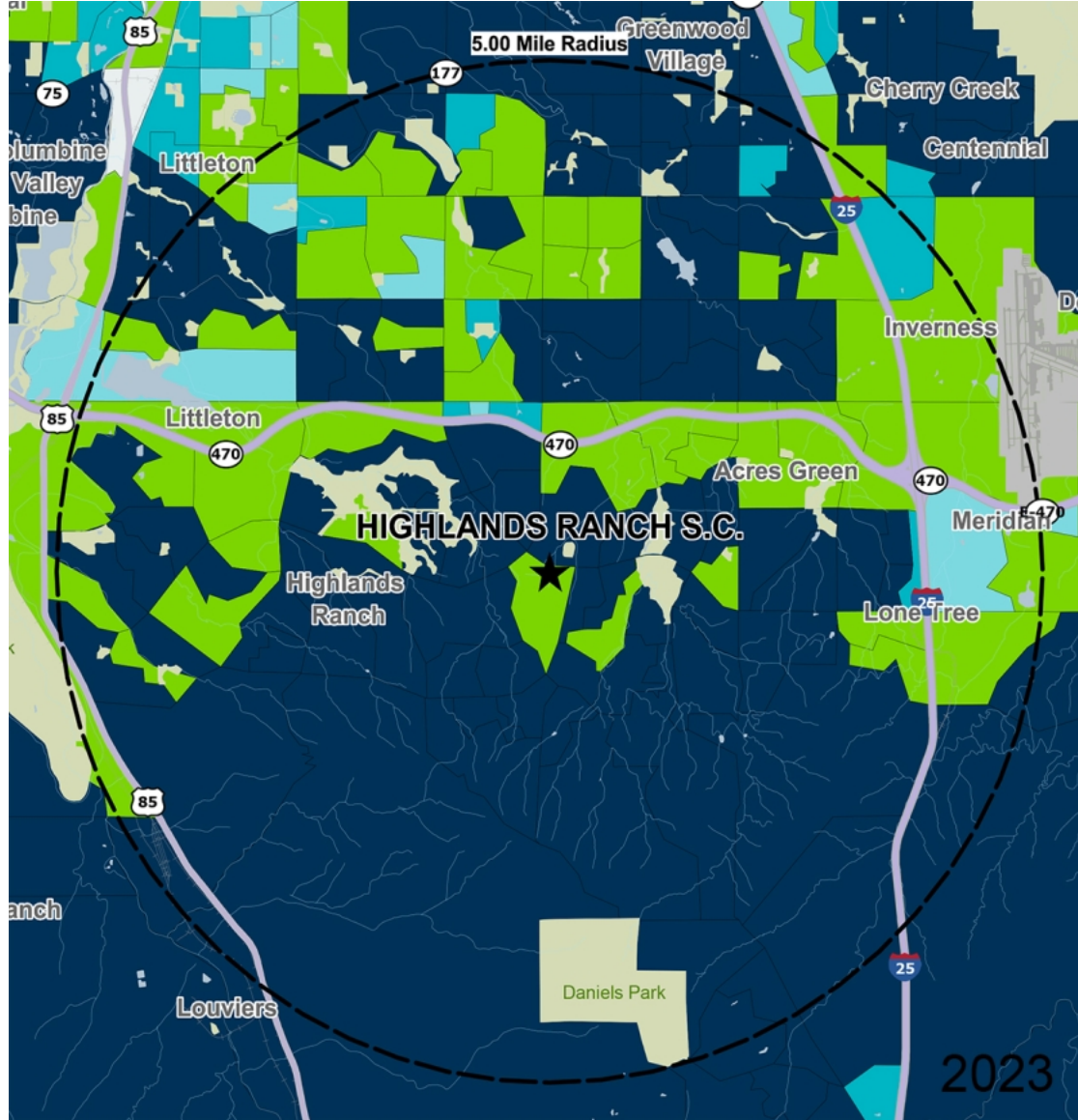
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COMPETITION MAP

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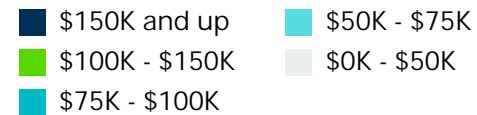
by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	16,624	106,385	219,319
Daytime Pop	14,584	96,509	285,565
Households	5,951	38,608	85,152
Average HH Income	\$167,525	\$174,520	\$163,972
Median HH Income	\$146,044	\$145,228	\$132,645
Per Capita Income	\$60,202	\$63,404	\$63,929

Average Household Income

Popstats, 4Q 2023, Trade Area Systems



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S. University Blvd. & Teal Ridge Court, Highlands Ranch, CO



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