



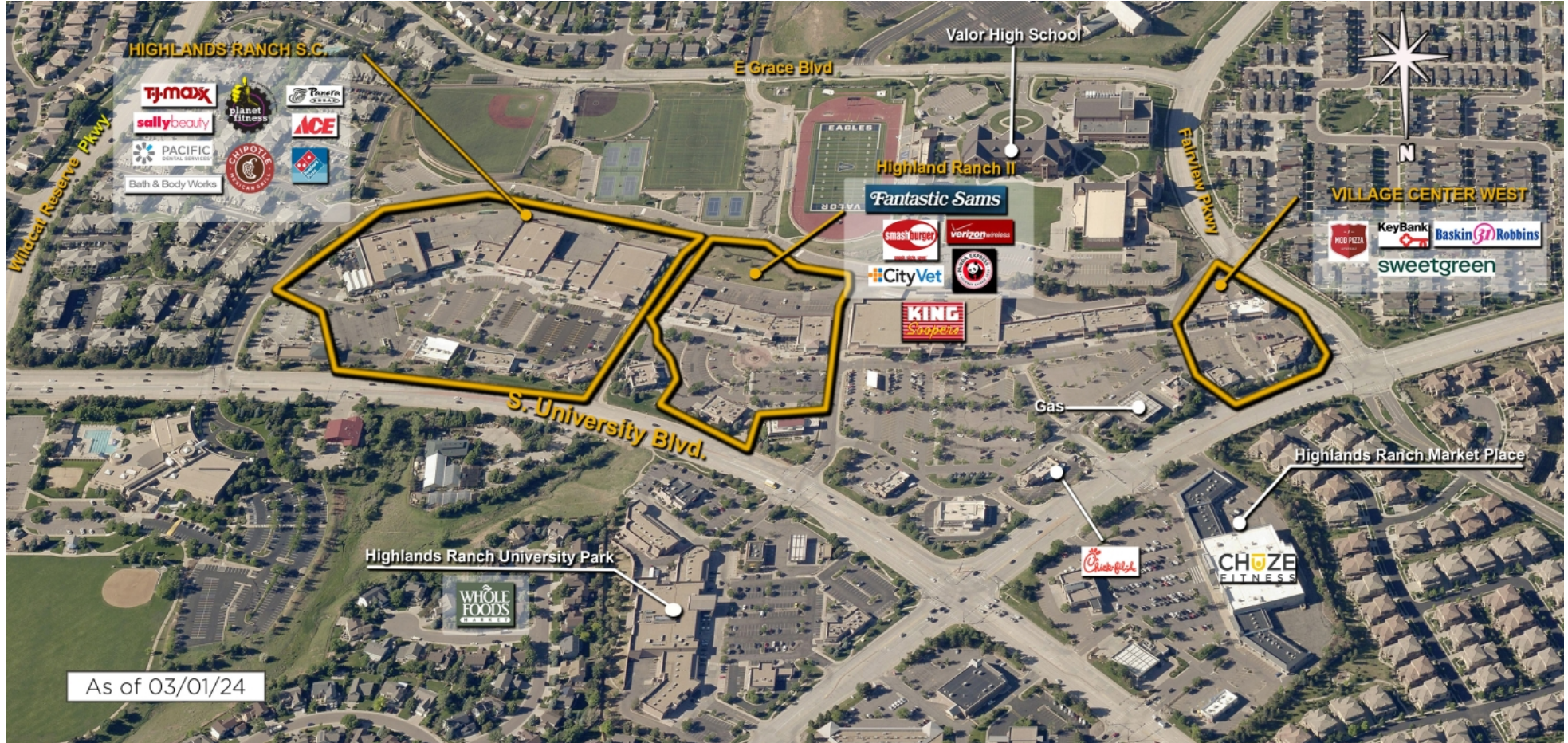
Village Center West

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



Nick Freddo
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As of 03/01/24

AERIAL



GROSS LEASABLE AREA (GLA)

30,397 SF

PARKING SPACES

133

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DENSITY AERIAL

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■ Available ● Curbside Pick-up

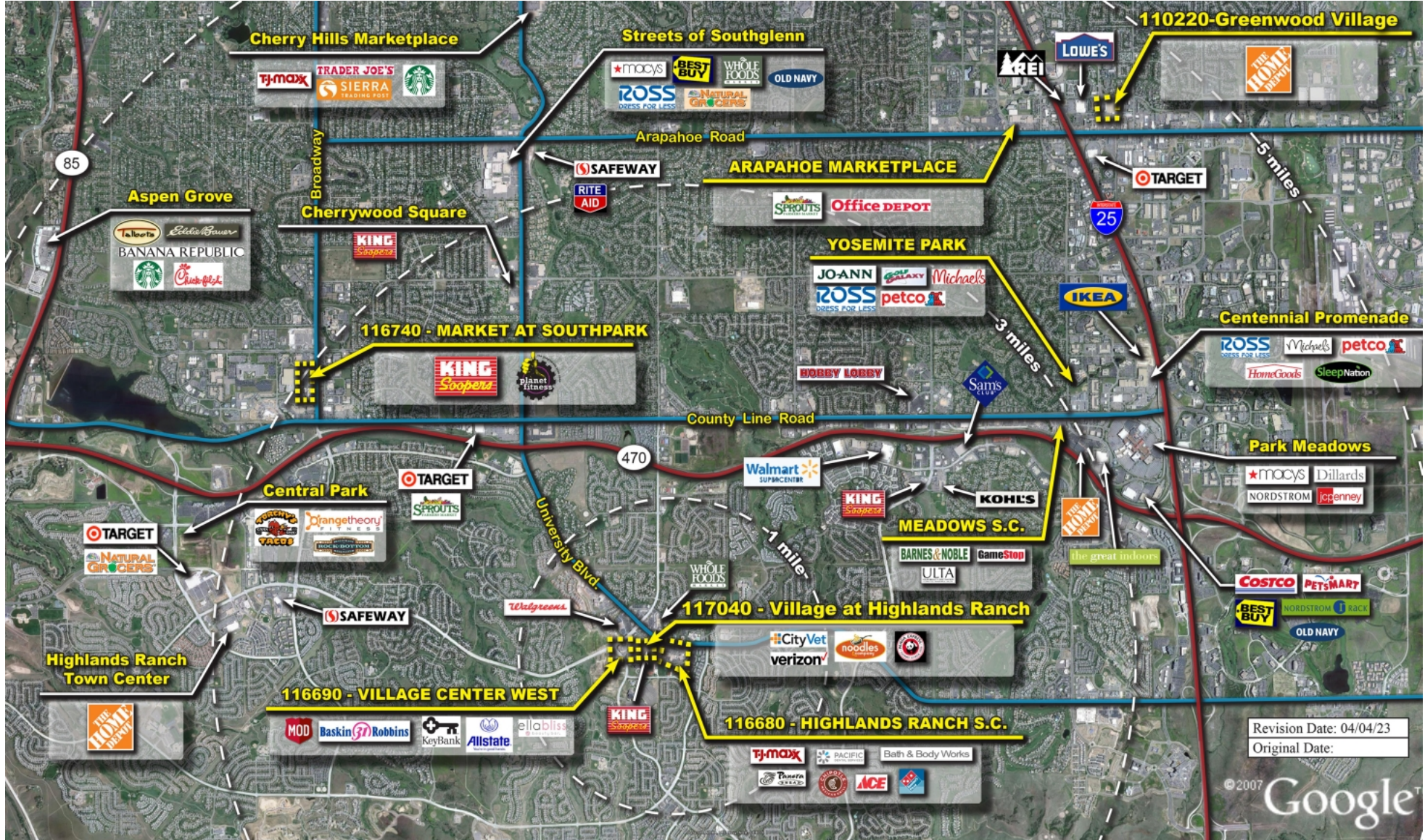


	TENANT	SQ FT
1	Sweetgreen	2,300
2	Nekter Juice Bar	1,246
3	MOD Pizza	2,292
4	Prime IV Hydration & Wellness	1,456
5	Canvas Credit Union	2,315
6	Kenna Real Estate	1,327
7	Available	639
8	Cardiology Now	777
9	Magic Needle	777
10	Physicians Weight Loss	942
11	Available (Former Dental)	3,788
12	Olive Juice Beauty Bar	3,598
13	Tee Times Suites	1,090
14	Twisted Sugar	1,370
15	Master JEs World Class [...]	2,291
16	Baskin-Robbins	1,032
17	KeyBank	3,157

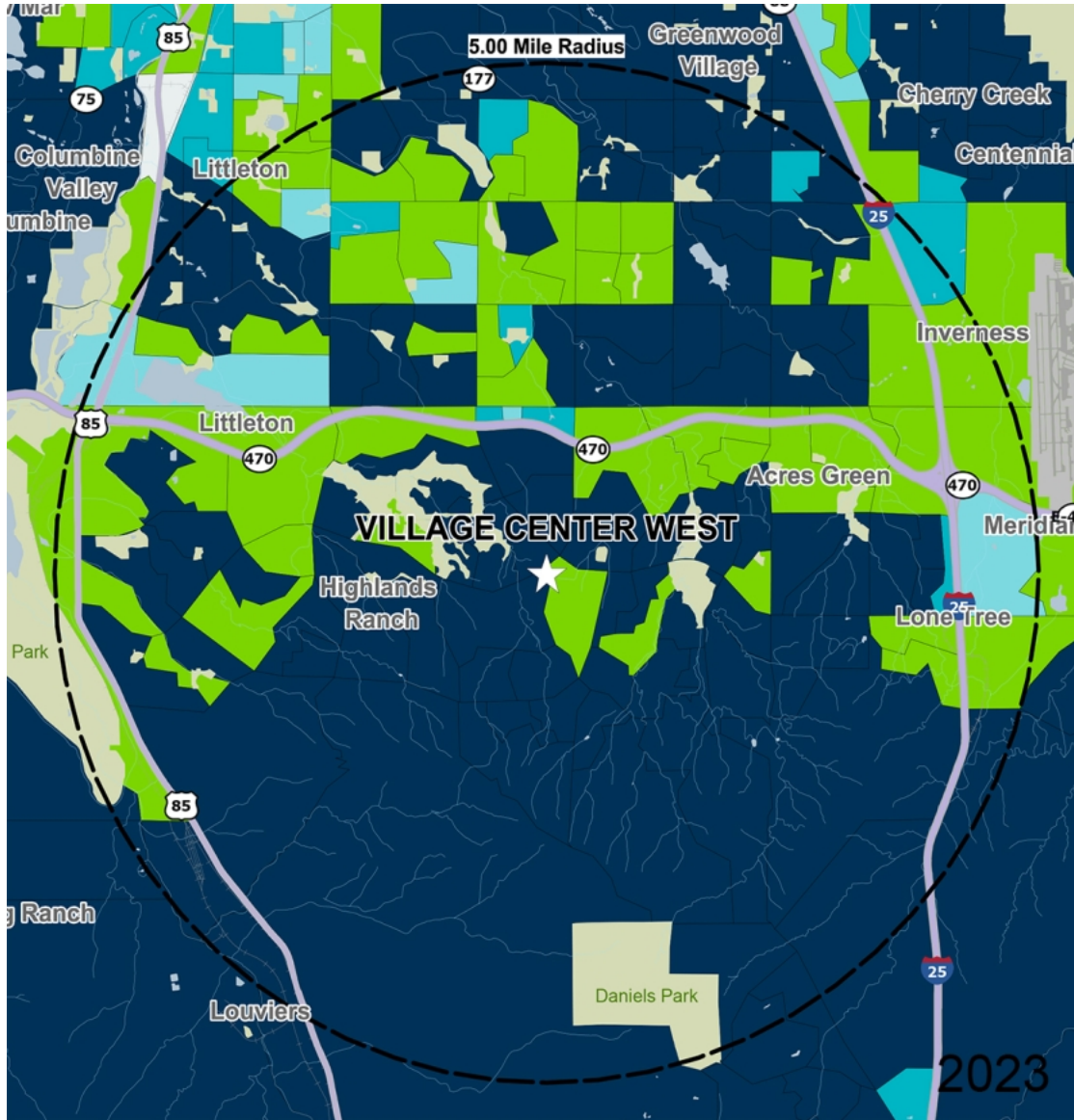
Disclaimer: This site plan shows the approximate location, square footage, and configuration of the shopping center and adjacent areas, and is only illustrative of the size and relationship of the stores and common areas generally, all of which are subject to change. The showing of any names of tenants, 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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COMPETITION MAP



by Block Group

Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	15,700	115,354	230,537
Daytime Pop	15,505	106,391	293,386
Households	5,361	41,639	87,795
Average HH Income	\$156,184	\$157,909	\$152,388
Median HH Income	\$134,918	\$130,206	\$122,031
Per Capita Income	\$53,382	\$57,021	\$58,161

Average Household Income

Popstats, 4Q 2022, Trade Area Systems

- \$150K and up
- \$100K - \$150K
- \$75K - \$100K
- \$50K - \$75K
- \$0K - \$50K



Village Center West

Fairview Pkwy. & HighlandsRanch Pkwy., Highlands Ranch, CO



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