Village Center West

Highlands Ranch, CO

Denver-Aurora-Lakewood (CO)

Nick Freddo
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Village Center West

Highlands Ranch, CO

www.kimcorealty.com/116690

AERIAL

GROSS LEASABLE AREA (GLA)	30,397 SF
PARKING SPACES	133

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DENSITY AERIAL

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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	Designs Inspired by You	639
8	Cardiology Now	777
9	Magic Needle	777
10	Physicians Weight Loss	942
11	Highlands Ranch Family 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 purposed 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

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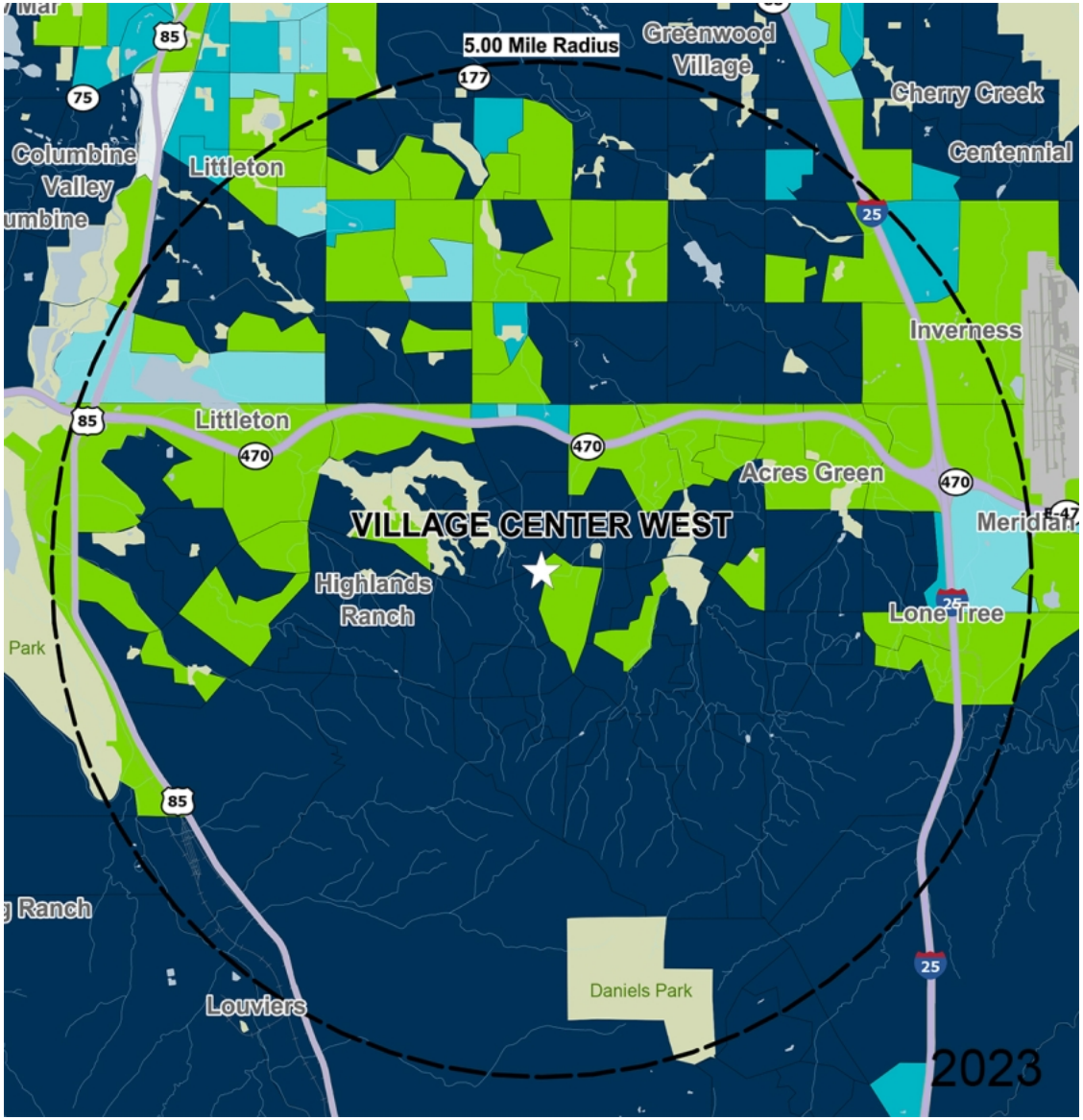

by Block Group

Demographics

2023 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	14,949	108,163	220,329
Daytime Pop	13,980	101,666	273,432
Households	5,348	39,447	85,221
Average HH Income	$176,093	$172,844	$164,448
Median HH Income	$153,444	$144,119	$132,941
Per Capita Income	$63,307	$63,109	$63,877

Average Household Income

Popstats, 4Q 2023, Trade Area Systems

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

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

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