



# Highlands Ranch II

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



**Nick Freddo**  
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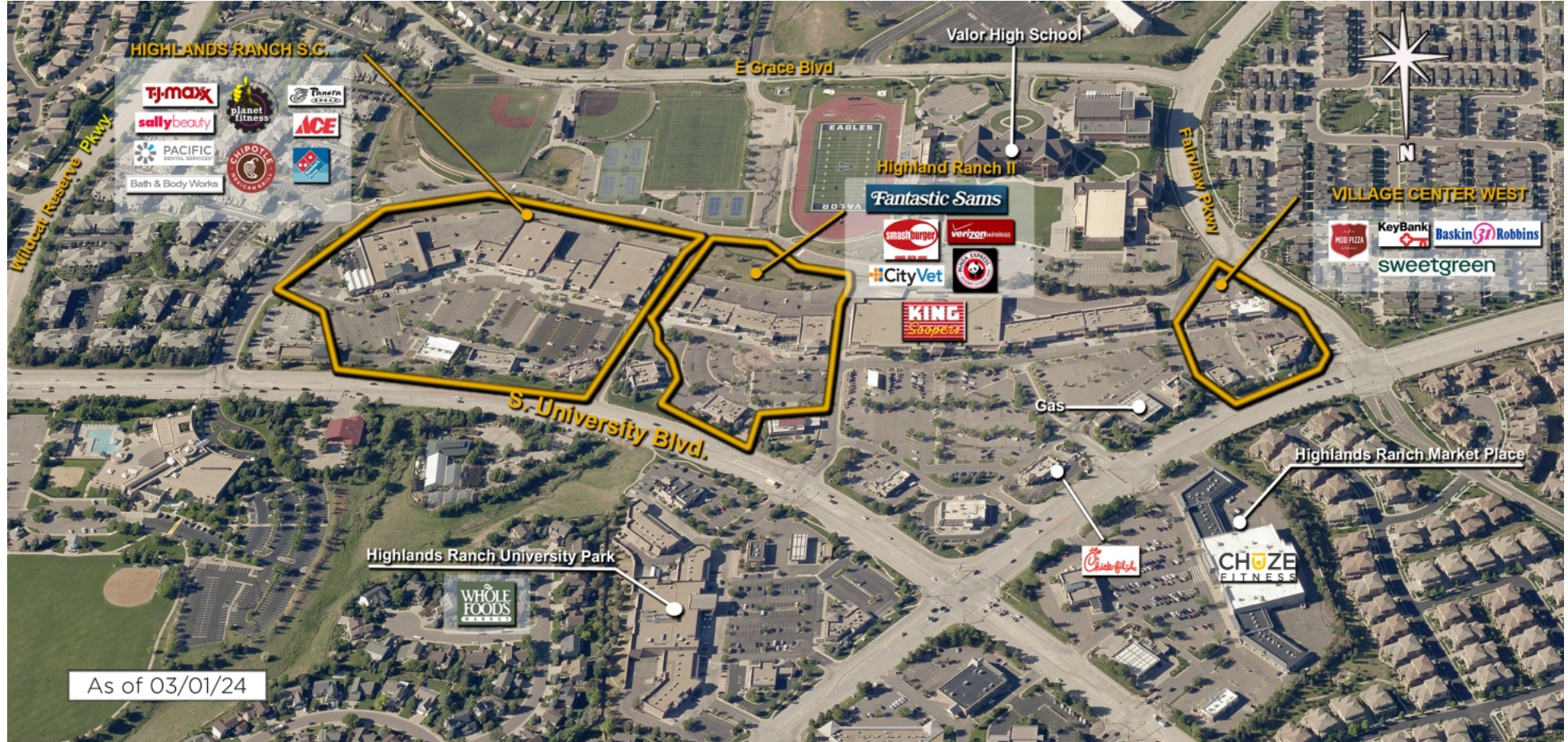




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Highlands Ranch, CO

www.kimcorealty.com/117040



AERIAL



GROSS LEASABLE AREA (GLA)	44,412 SF
PARKING SPACES	226
PARKING RATIO	5.09 per 1,000 SF

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DENSITY AERIAL

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■ Available ■ Non-Controlled ● Curbside Pick-up



	TENANT	SQ FT
3	CityVet	4,575
4	Spenga	4,225
5	Parry's Pizza	5,402
6	YogaSix	1,680
7	Cuba Cuba Sandwicheria	1,680
8	Colorado Frame Co.	1,400
9	Toastique	1,400
10	Go Wireless	2,240
11	Bank of America	1,400
12	Jimmy Johns	1,400
13	Fantastic Sams	1,680
14	Available	2,800
15	Dolce Vita	4,242
16	Trek	4,238
17	Total Vegan Indian Restaurant	1,688
18	Noodles & Company	2,223
19	Panda Express	2,139

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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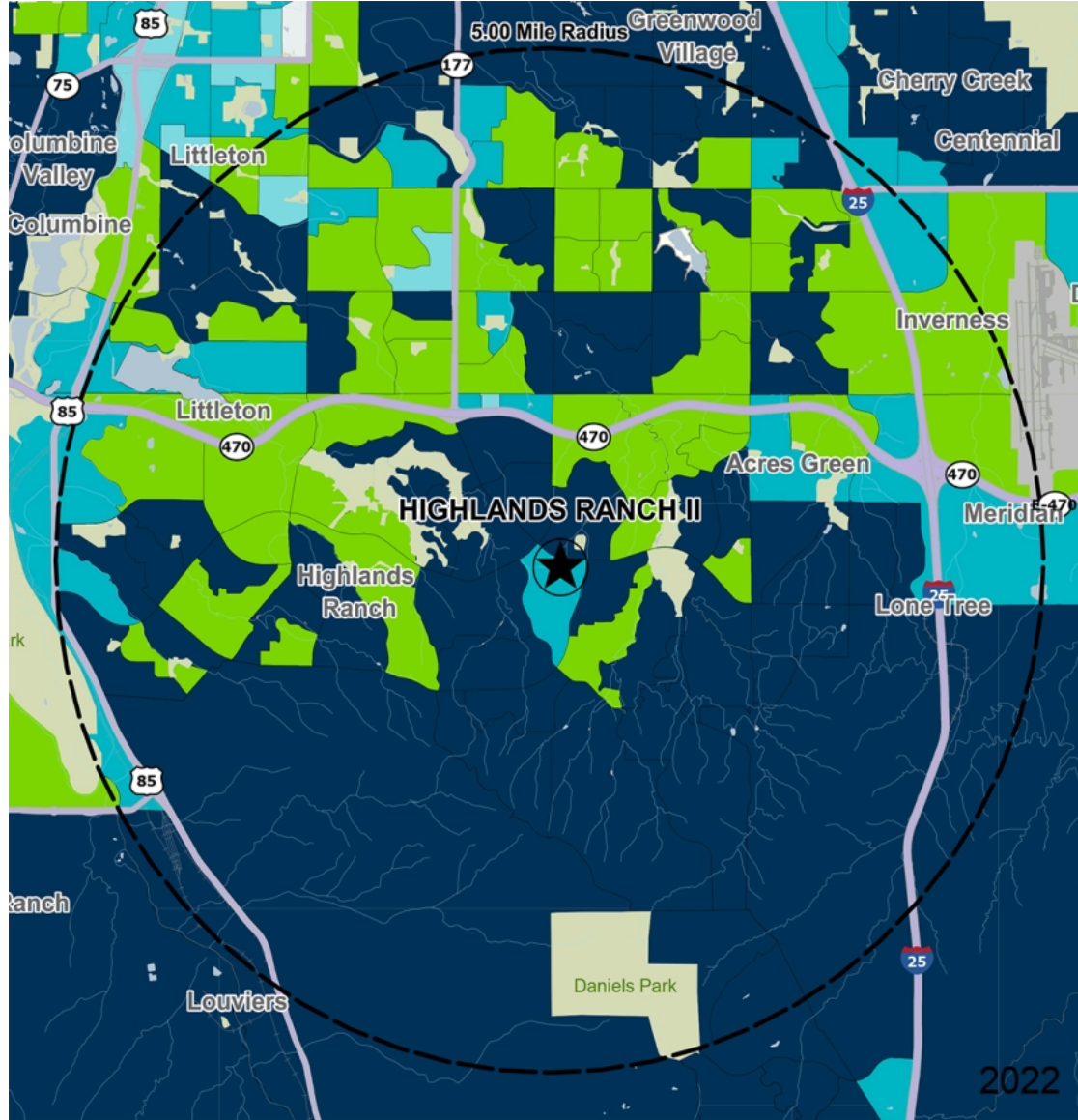






COMPETITION MAP





by Block Group

## Demographics

2022 ESTIMATES	1-MILE	3-MILES	5-MILES
Population	17,422	115,365	231,458
Daytime Pop	15,560	103,661	297,087
Households	5,971	41,543	88,306
Average HH Income	\$151,285	\$158,841	\$153,230
Median HH Income	\$129,964	\$130,675	\$122,747
Per Capita Income	\$51,892	\$57,217	\$58,586

## Average Household Income

Popstats, 4Q 2022, Trade Area Systems

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



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S. University Blvd. & E. Highlands Ranch Pkwy., Highlands Ranch, CO



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