



RETAIL SPACE AVAILABLE

PLAZA AT
Highlands Ranch
2000 County Line Road | Littleton, CO



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PROPERTY AMENITIES/DESCRIPTION

CENTER SIZE	AVAILABLE	LEASE RATE	ESTIMATED NNN
280,669 SF	1,600 - 3,200 SF	Contact Listing Broker	\$9.05/SF

HIGHLIGHTS

- This strategically located center is supported by high population densities and high household incomes due to its draw from both Highlands Ranch and Littleton.
- Join national tenants such as Target, Sprouts Farmers Market, Floor & Decor, Mens Wearhouse, and more.
- Newly renovated shopping center with exposure to 20,000 customers a week.
- Douglas County ranks first in the country for median household income.
- This center has exposure to over 160,000 vehicles per day.



TRAFFIC COUNTS

All traffic counts are 2016
MPSI Estimates

33,128
CARS/DAY

On University
Blvd. North of
County Line Rd.:

34,000
CARS/DAY

On University
Blvd. South of
County Line Rd.:

23,148
CARS/DAY

On County Line
Rd. West of
University Blvd.

21,558
CARS/DAY

On County Line
Rd. East of
University Blvd.

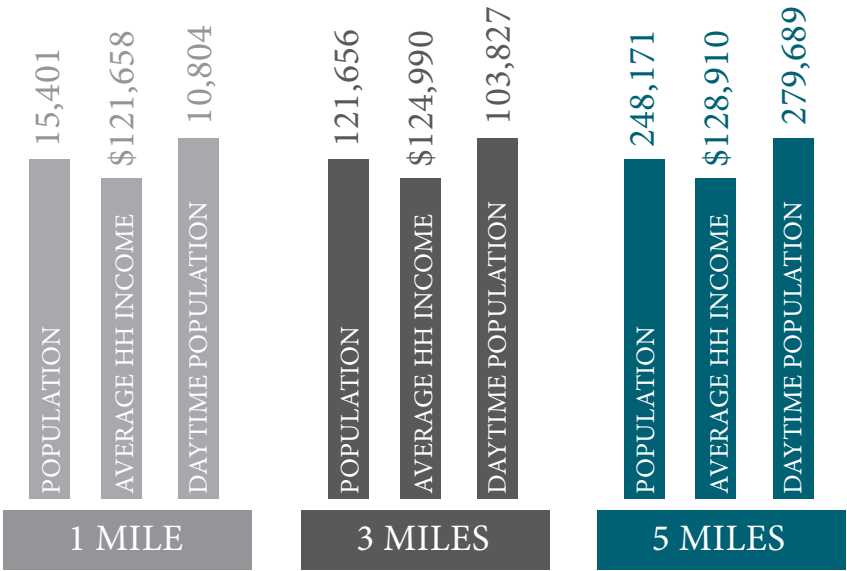
105,165
CARS/DAY

On C470 at
University Blvd.



DEMOGRAPHICS

All demographics are 2017 ESRI Estimates



TENANTS

1970A	Neptune Tropical Fish	2030E	AVAILABLE - 1,600 SF
1970C	Salvation Army	2030F	Prom Discount Liquors
1970E	Crystal Nails	2030G	100% Chiropractic
1970F	Weight Watchers	2030H	Phenix Salon
1970G	Brain Balance	2030J	Phenix Salon
1970H	Payless Shoe Source	2030K	Dentist
2000B	Manic Training	2030L	Spa Palace, Inc.
2000D	Bentley's Pet Stuff	2030M	Finish Line
2010A	Deseret Book	2030N	All State
2030A	Hand & Stone Massage	2030R	Bicycle Pedl'r
2030C	Competitive Edge Martial Arts	2030U	Avanti Music Academy
2030D	AVAILABLE - 1,600 SF	2050	Zweibel Center for Plastic Surgery