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SullivanHayes  
BROKERAGE



# HIGHLANDS RANCH SHOPPING CENTER

UNIVERSITY BLVD & HIGHLANDS RANCH PKWY



# TRADE AREA



Aerial image courtesy of Google Earth 2021

# Highlands Ranch S.C.



TENANT	SQFT
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 Waxed Sports Cards and Collectibles	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 Amaze	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 Egg Harbor Coming Soon	4,465
23 Pacific Dental	3,209
24 Huntington Bank	1,332
25 F.U.E.L Salon	5,323

A Curbside Pick-Up
  Available
  Non-Controlled

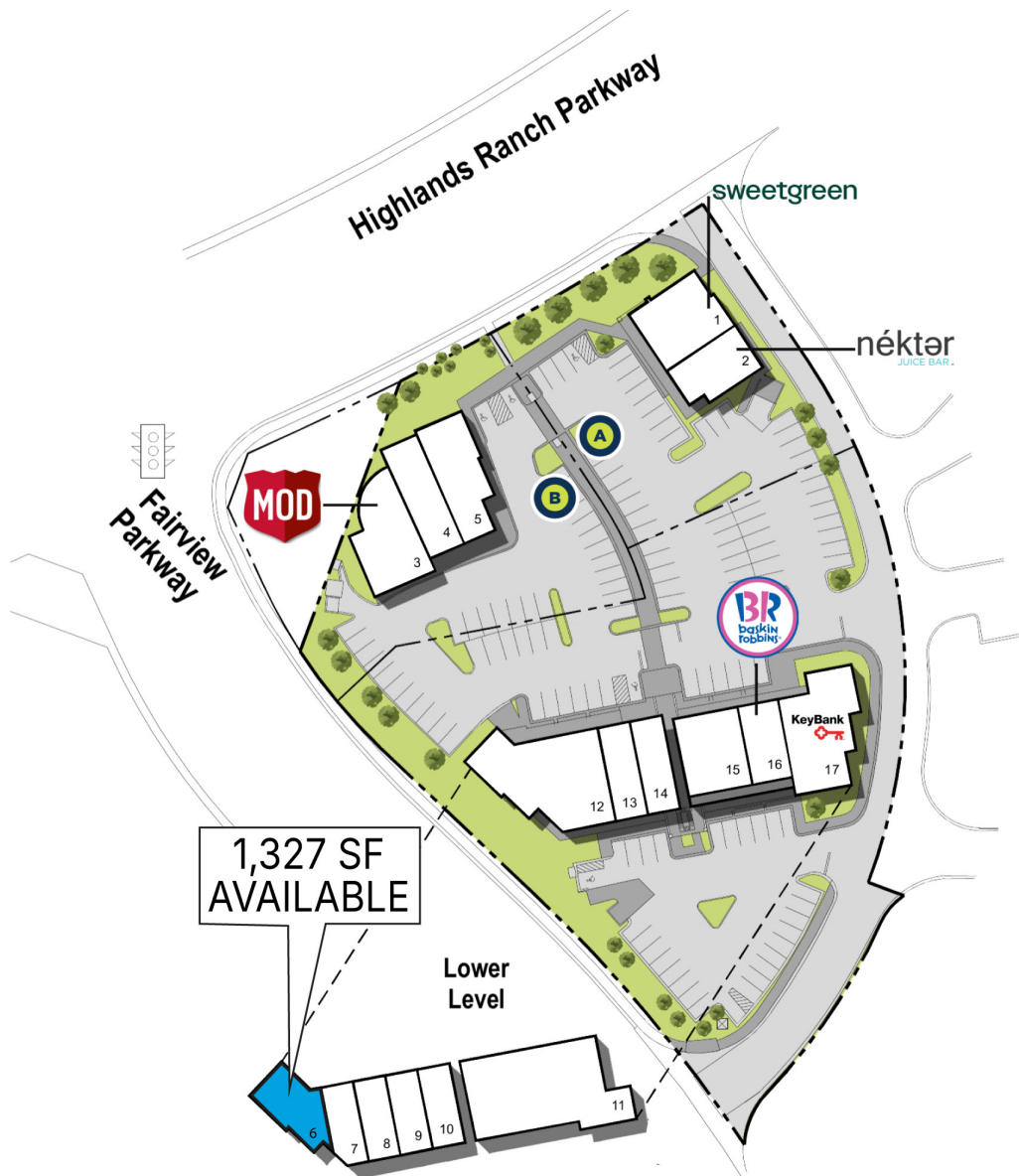
# Highlands Ranch II



TENANT	SQFT
3 CityVet	2,300
4 Spenga	1,246
5 Parry's Pizza	2,292
6 YogaSix	1,456
7 Cuba Cuba Sandwicheria	2,315
8 Colorado Frame Co.	1,327
9 Available	1,400
10 Victra	777
11 Bank of America	777
12 Jimmy Johns	942
13 Available	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

A Curbside Pick-Up  
  Available  
  Non-Controlled

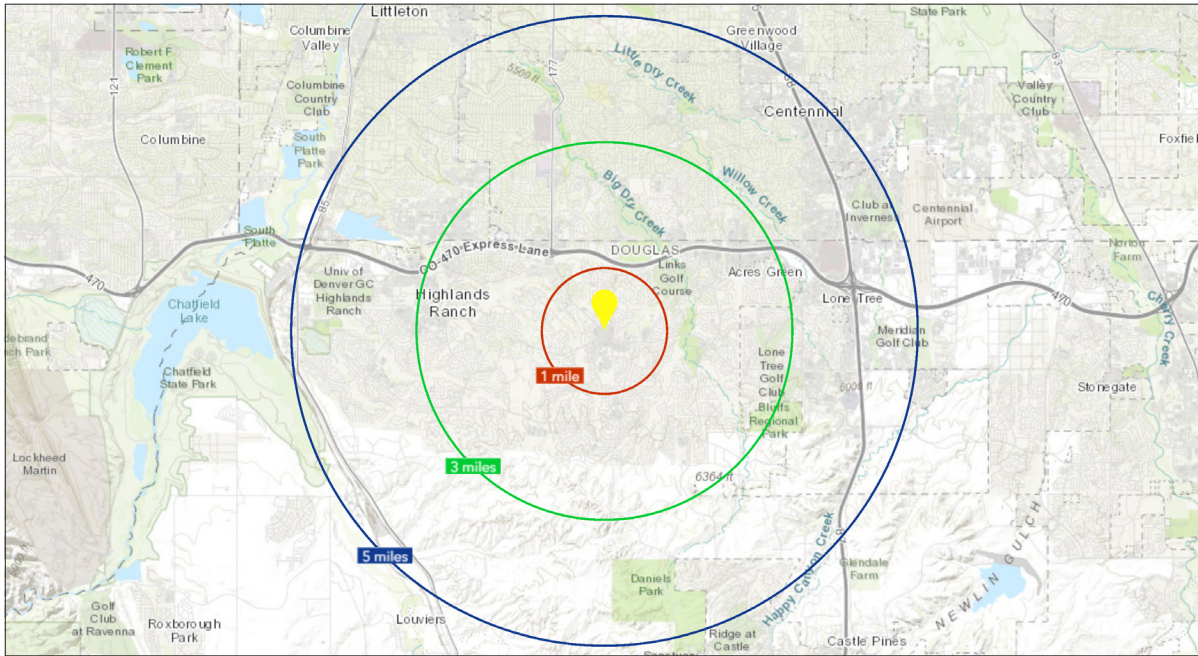
# Village Center West



TENANT	SQFT
1 Sweetgreen	2,300
2 Nektar Juice Bar	1,246
3 MOD Pizza	2,292
4 Prime IV Hydration & Wellness	1,456
5 Canvas Credit Union	2,315
6 Available	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 Tae Kwon Do	2,291
16 Baskin-Robbins	1,032
17 KeyBank	3,157

**A** Curbside Pick-Up      Available

# AREA DEMOGRAPHICS



Map image courtesy of ESRI 2023

## TRAFFIC COUNTS

LOCATION	CARS/DAY
UNIVERSITY BLVD SE OF COLORADO BLVD	40,637
COLORADO BLVD NE OF UNIVERSITY BLVD	19,644
HIGHLANDS RANCH BLVD SW OF FAIRVIEW PKWY	28,966
UNIVERSITY BLVD NW OF COLORADO BLVD	31,000

SOURCE: ESRI 2019

## DEMOGRAPHICS | COMPARISON SUMMARY

CATEGORIES	1 MILE	3 MILES	5 MILES
Estimated Population	14,902	110,652	226,375
Projected Population In 2030	14,996	111,684	233,557
Average Household Income	\$197,092	\$192,973	\$181,175
Daytime Population (Employees)	4,169	28,023	137,364

SOURCE: ESRI 2025

# HIGHLANDS RANCH SHOPPING CENTER

Highlands Ranch Parkway & University Boulevard



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All information to be independently verified.