

PROMENADE AT HIGHLANDS RANCH

2660-2690 E. County Line Road, Highlands Ranch, CO 80126

2ND GENERATION RESTAURANT & PAD OPPORTUNITY



FOR LEASE

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PROPERTY HIGHLIGHTS

ABOUT THE PROPERTY

- Premier north Highlands Ranch & south Centennial location, with immediate access to E-470 via University interchange & direct access of County Line via a signalized intersection & right in/right out.
- Strong intersection with anchors including Target, Floor & Décor, Woodley's Fine Furniture, PetSmart, Colorado Style Home Furnishings, and Bowlero.
- Variety of opportunities available, including 2nd generation restaurant space, land for lease, & more.

RETAIL SPACE AVAILABLE

Suite	Size	Rate
*2670 G	1,485 SF	\$22.00/SF
*2670 G-1	1,641 SF	\$22.00/SF
*Can be combined for 3,126 SF		
2680 A-L	4,998 SF	Negotiable
*2690 E	4,688 SF	\$24.00/SF
*2690 D	2,455 SF	\$22.00/SF
*Can be combined for 7,143 SF		

TRAFFIC COUNTS

Year: 2024 | Source: DRCOG 2023, 2021, CDOT 2023

County Line Road	19,645 VPD
University	33,442 VPD
E-470	110,000 VPD

DEMOGRAPHICS

Year: 2024 | Source: Esri

Suite	1 Mile	3 Miles	5 Miles
Population	15,197	119,159	249,975
Daytime Population	7,251	79,057	237,417
Avg. Household Income	\$173,466	\$180,108	\$187,378
Estimated Households	6,412	47,869	102,830

NNN

\$9.70/SF

PAD OPPORTUNITY

Size: 7,000 SF

Rate: \$85K/Yr. GL

CITY / COUNTY

Unincorporated
Douglas County

ZONING

Highlands Ranch
PA-74 Corridor
Activity Center
([Click Here](#))



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SITE PLAN



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SOUTH FACING



470

106,924 VPD

110,000 VPD

Can be combined for 3,126 SF

Can be combined for 7,143 SF

2,455 SF

1,641 SF

4,688 SF

1,485 SF

PAD AVAILABLE

19,645 VPD

E. County Line Road



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PROMENADE AT HIGHLANDS RANCH



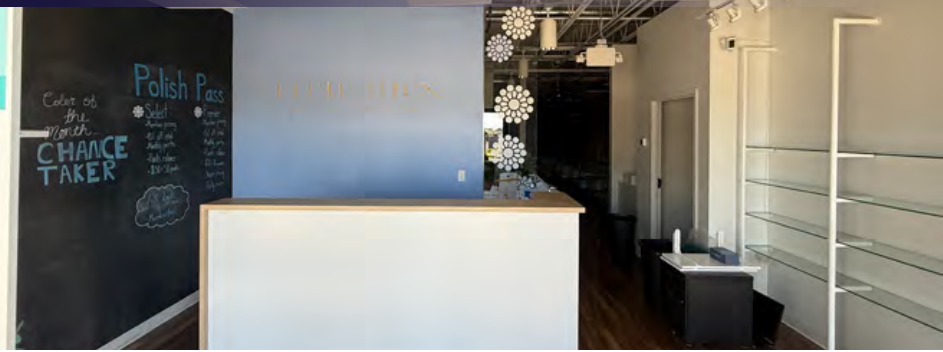
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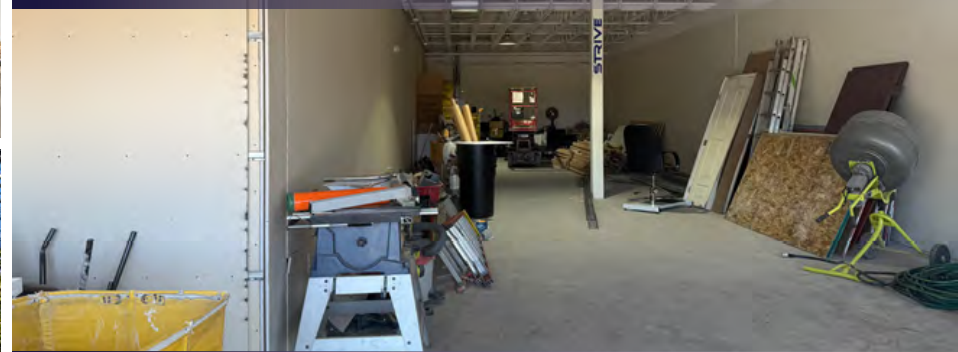
PROPERTY PHOTOS



SUITE 2670 G-1 | 1,641 SF | FORMER NAILS



SUITE 2670 G | 1,485 SF | VANILLA SHELL



SUITE 2670 I | 1,405 SF | OPEN LAYOUT



PROMENADE AT HIGHLANDS RANCH

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SECOND-GENERATION RESTAURANT

UNIT 2690 E

4,688 SF

RENT

\$24.00/SF

NNN

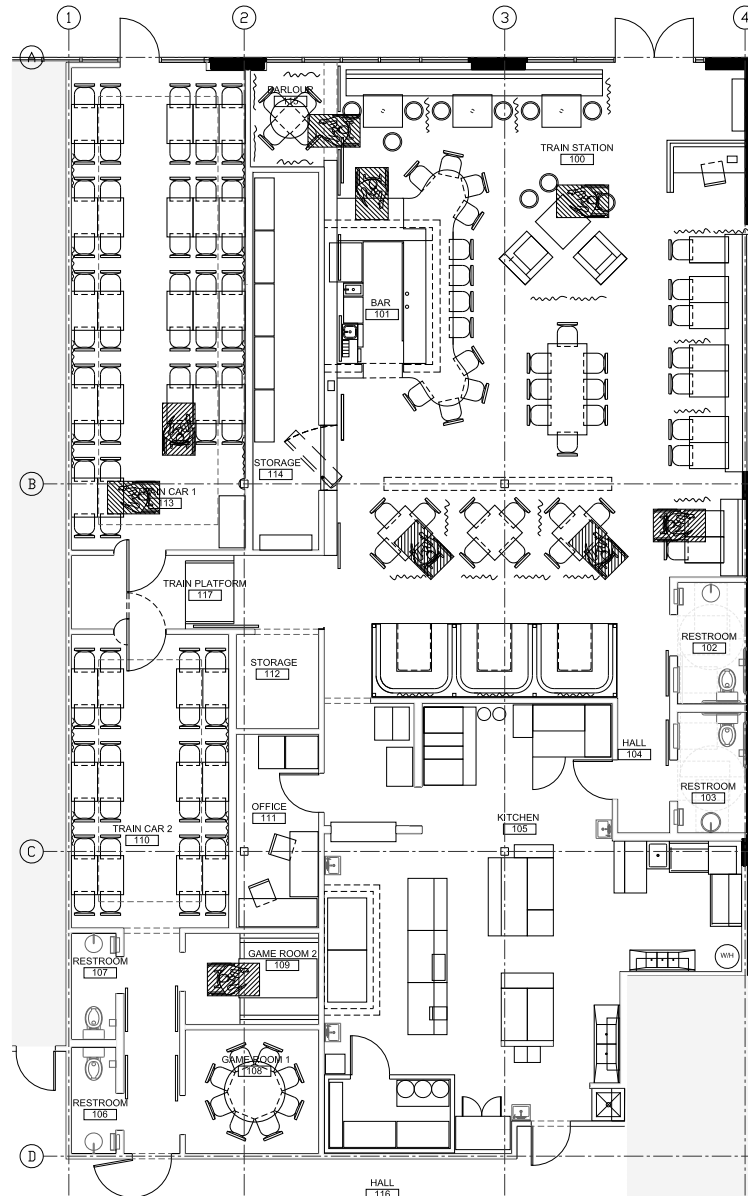
\$9.70/SF NNN

MONTHLY

\$13,165/month

FEATURES

- Full-service restaurant set-up
- Approx. 9' hood
- East/south facing patio potential
- Grease trap in place
- 700 amps
- Large patio opportunity facing dog park



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PAD OPPORTUNITY

PAD

Up to 0.35 AC

RENT

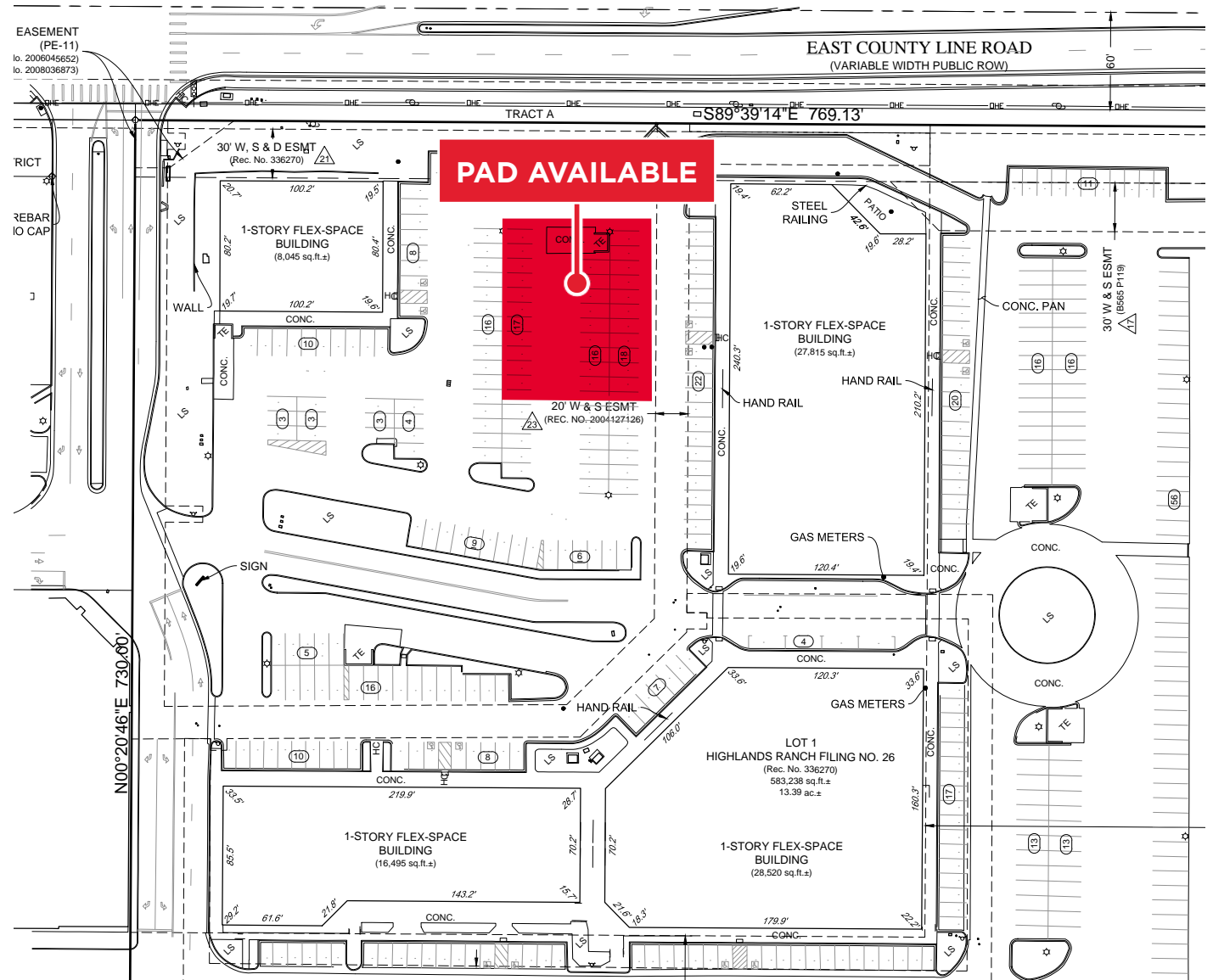
\$85,000/year

ZONING

Highlands Ranch PA-74 Corridor
Activity Center ([Click Here](#))

FEATURES

- Pad available for Ground Lease
- Prominent frontage along County Line (20,000 VPD)



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TRADE AREA



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Led by Managing Directors Patrick McGlinchey and Justin Gregory, Cushman & Wakefield's Colorado Retail Services team specializes in retail leasing, commercial land, and building sales throughout the Rocky Mountain region. McGlinchey is highly regarded for his ability to navigate complex zoning processes and his intentional approach to executing client strategy, while Gregory brings a direct, no-nonsense style and a team-first mentality to every transaction.

They are supported by Jack Lazzeri, a fifth-generation Coloradan focused on tenant expansion and landlord representation, and Nico Demetrian, a Brokerage Specialist and licensed drone pilot who provides essential valuation and property marketing support. Together, the team leverages deep local roots and a collaborative workflow to deliver clear, actionable results for their clients.