

8330 S. Colorado

Highlands Ranch, CO 80126



SHOWROOM/FLEX OWNER USER OPPORTUNITY HIGHLANDS RANCH, CO

8330 S COLORADO BLVD is a 32,934 SF flex/showroom building located in the heart of Highlands Ranch along one of south Denver's busiest commercial corridors. Featuring a predominantly finished showroom area with a small warehouse component, this highly functional property offers both drive-in and dock-high loading, ample on-site parking, and a flexible layout designed to accommodate a wide range of users. With excellent visibility, convenient access to C-470, I-25, and nearby retail amenities, this asset presents a prime opportunity for owner-users or investors seeking a well-located commercial property in a thriving south metro submarket.



FOR SALE: \$7,000,000



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Property Facts

Bldg Size:	32,934 SF
Lot Size:	65,340 SF (1.5 AC)
Year Built:	2000
Property Taxes:	\$83,858 (2025 Est.)
Zoning:	Commercial (Verify with Douglas County)
Parking:	45 Surface Spaces
Loading:	One (1) Dock-High 10' x 10' One (1) Drive-In 10' x 12'
Power:	208Y/120V, 3 Phase, 1200 Amps
Clear Height:	24' in Warehouse
Sprinklered:	No

Sale Price

\$7,000,000

Price/SF Bldg

~\$212.55

Price/SF Land

~\$107.13



Investment Highlights

32,934 SF Flex/Showroom Space with Small Warehouse Portion

This versatile building features a unique blend of showroom and warehouse space, offering the ideal layout for businesses seeking customer-facing display areas along with functional back-end operations under one roof.

High Visibility Along S Colorado Blvd

Situated along one of south Denver's busiest commercial corridors, the property offers excellent signage opportunities and daily exposure to thousands of vehicles, ensuring strong visibility and brand presence.

Functional Layout with Predominantly Finished Showroom Space

The interior is primarily designed as a high-quality showroom space, making it an excellent fit for retailers, distributors, or service-based companies that require professional, customer-friendly areas with flexible operational support.

Drive-In and Dock-High Loading for Warehouse Component

Featuring both a drive-in door and a dock-high loading option, the building is equipped to handle a wide range of delivery and logistics needs, providing maximum convenience for tenants or owner-users managing shipments and inventory.

Ample On-Site Parking

A generous surface parking lot accommodates employees, visitors, and delivery vehicles, offering ease of access and convenience for all property users.

Convenient Access to Major Highways and Retail Amenities

Located just minutes from C-470, I-25, and key retail destinations, the property provides seamless connectivity throughout the Denver metro area and is surrounded by plentiful dining, shopping, and service options.

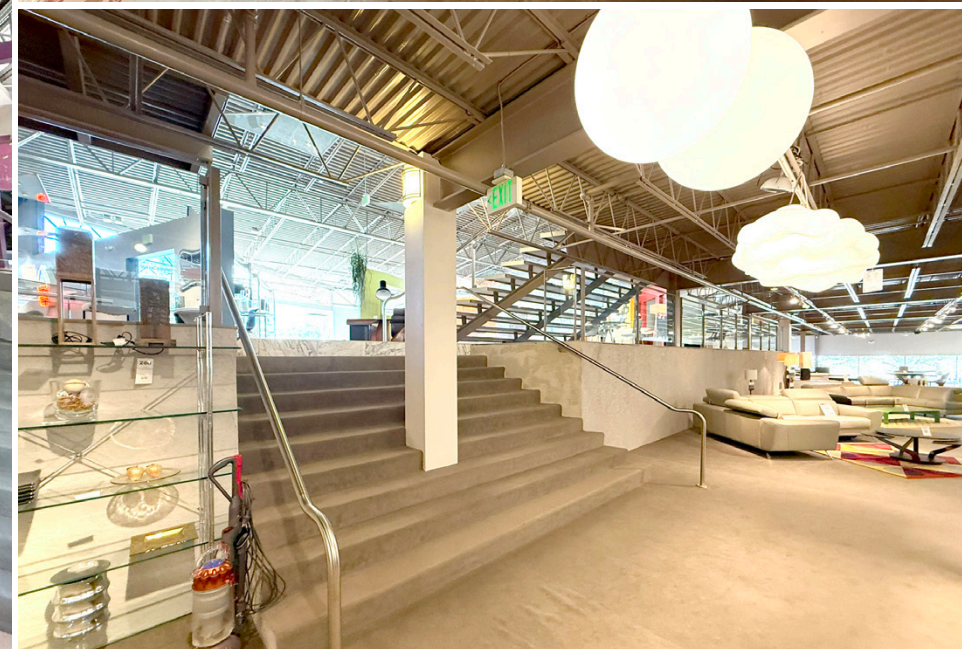
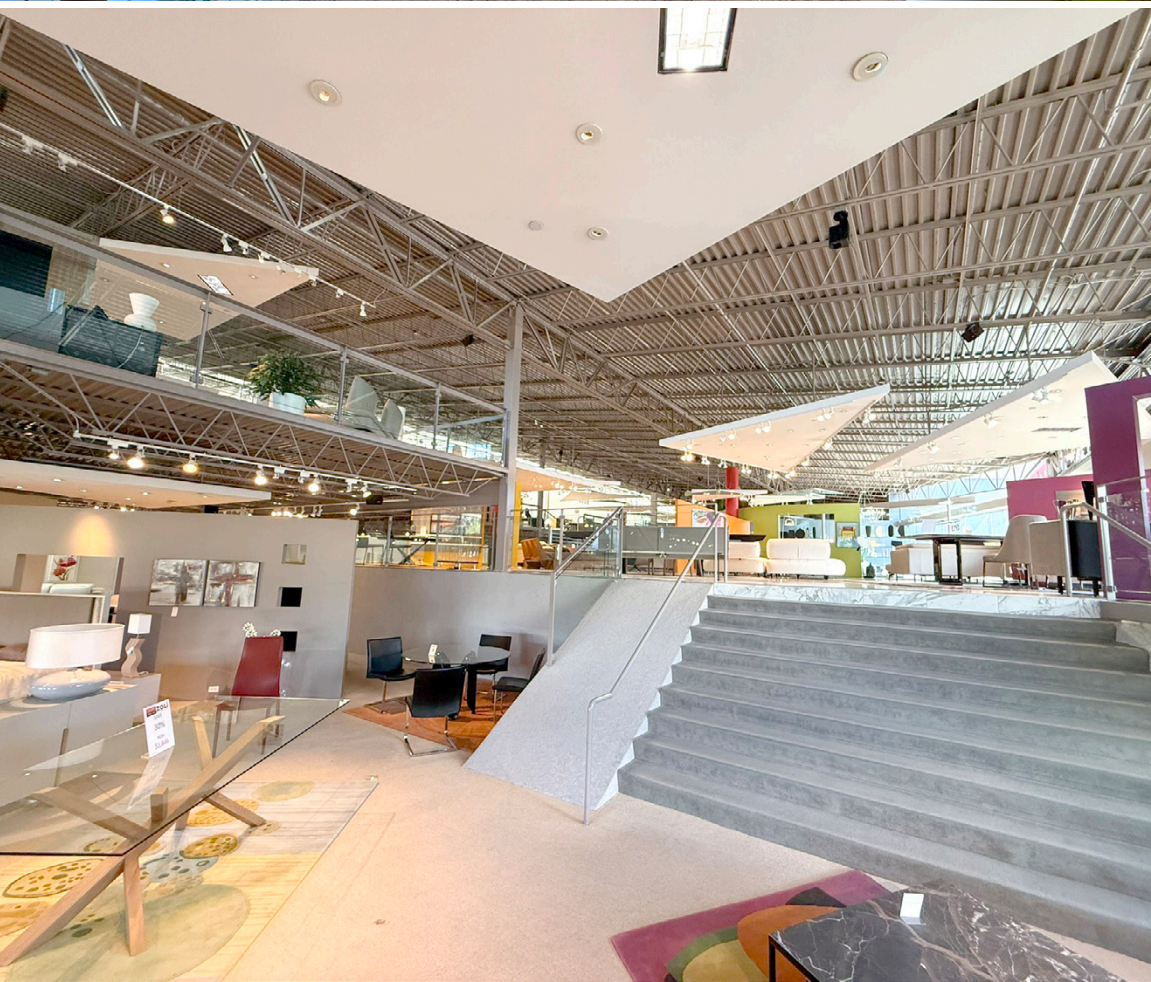
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Photos



Photos



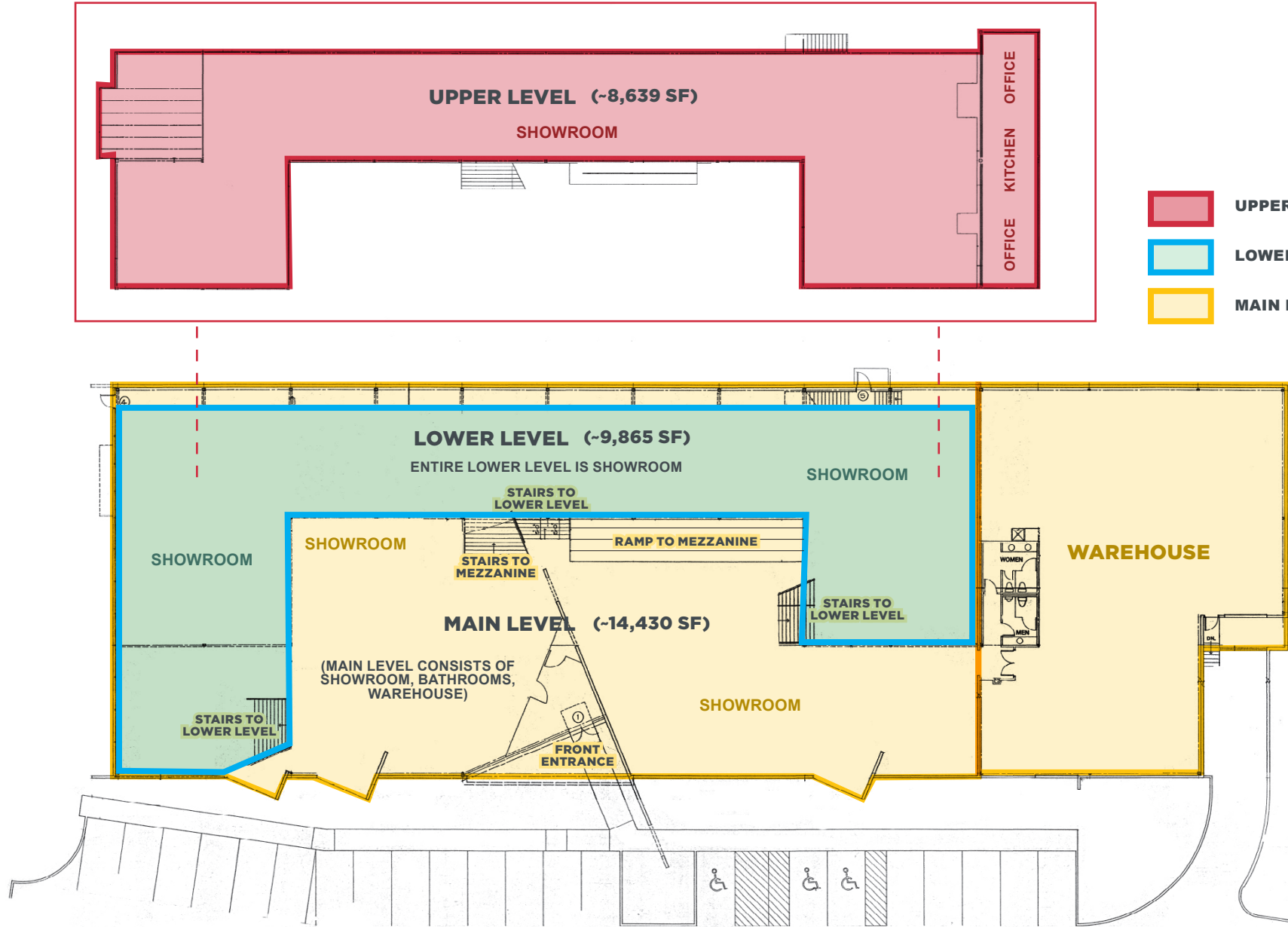
Floorplan

TOTAL BUILDING SF IS ~32,934 SF

N

E. COUNTY LINE RD.

- UPPER LEVEL
- LOWER LEVEL
- MAIN LEVEL



S. COLORADO BLVD.

Siteplan



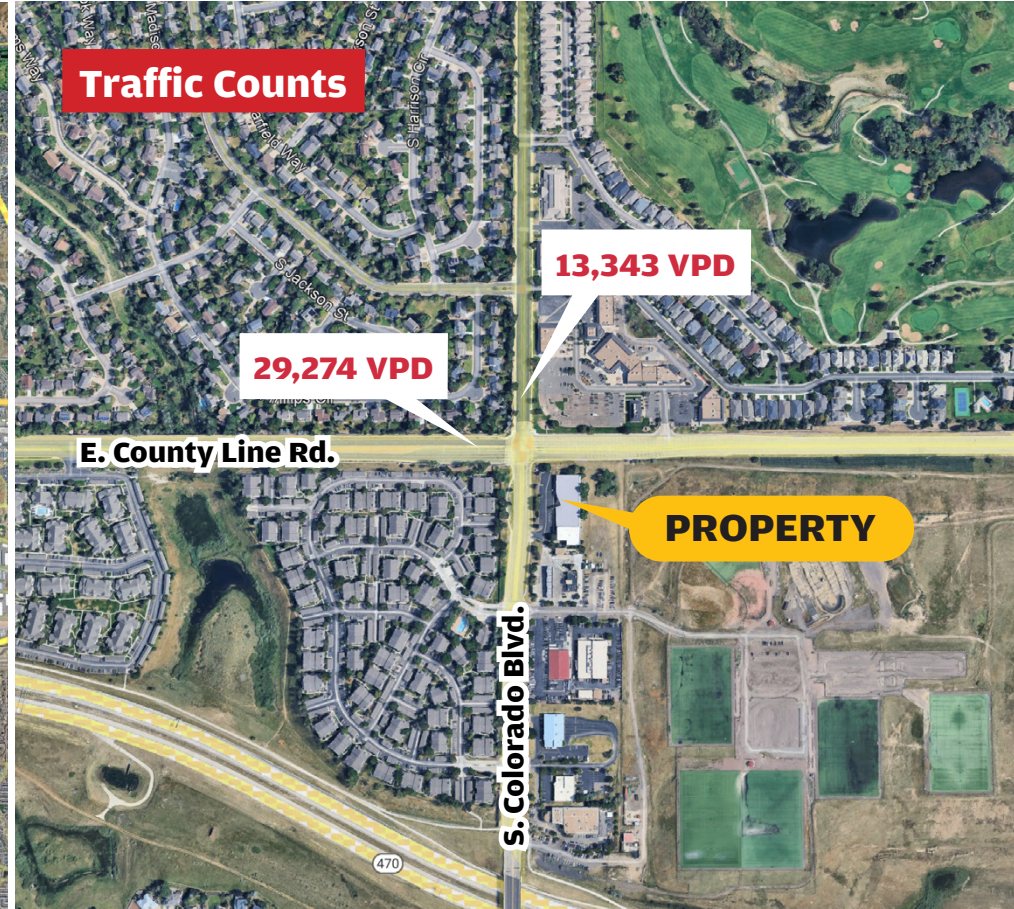
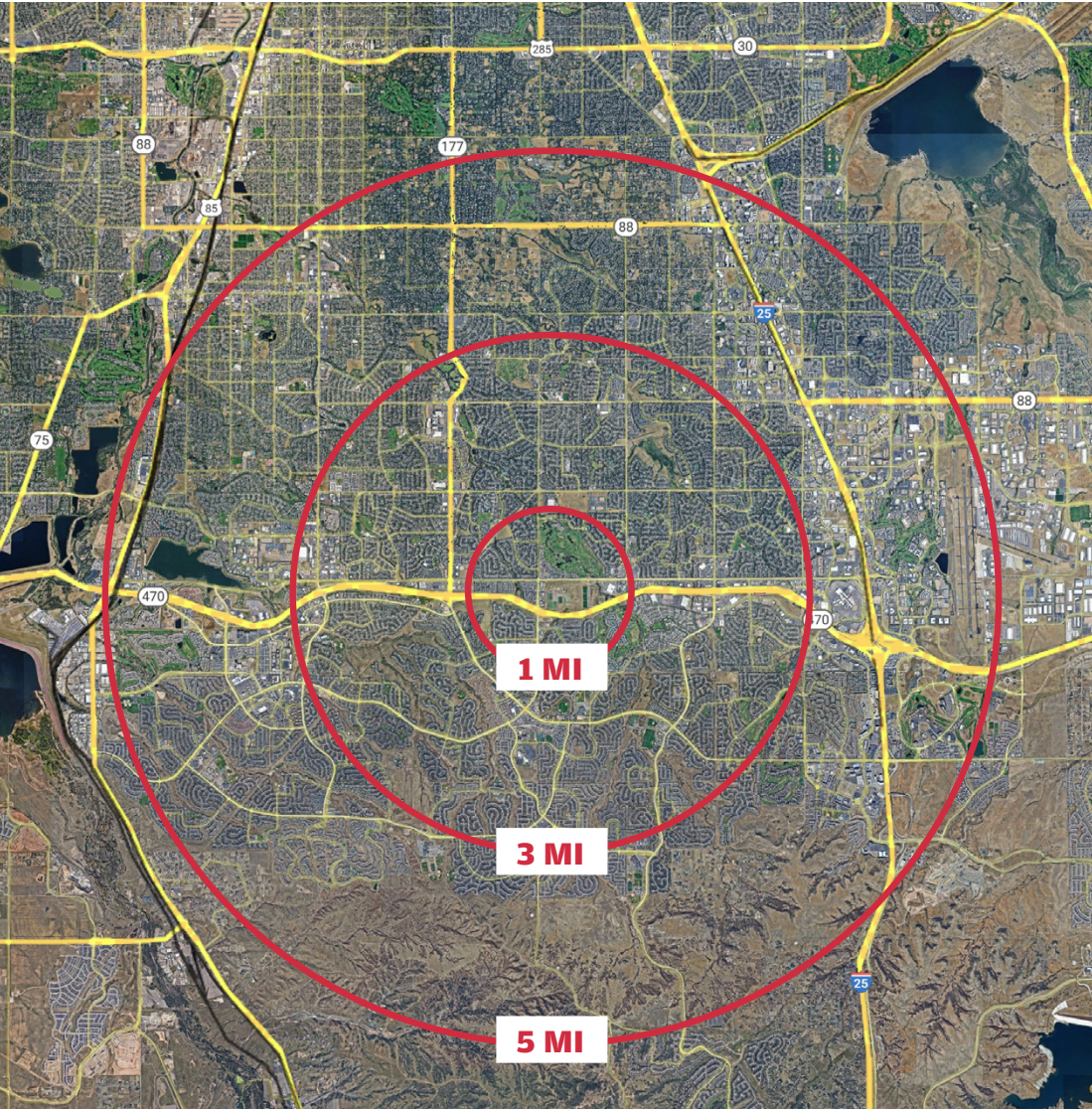
BOULDER
37 miles

**DOWNTOWN
DENVER**
14 miles

DIA
24 miles

Area Map





Demographics

	1 MILE	3 MILES	5 MILES
Population	12,247	123,695	258,377
Households	4,912	46,722	103,444
Median HH Income	\$115,252	\$128,761	\$118,594
Average HH Income	\$141,497	\$152,041	\$145,133
Median Home Value	\$706,031	\$638,056	\$671,061
Daytime Employees	2,164	37,047	210,535

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