

FOR LEASE

BASEMENT OFFICE SPACE

7120 E County Line Rd. | Highlands Ranch, CO 80124



BUILDING SIZE:	11,500 SF
SITE SIZE:	0.97 Acres
PARKING:	3.91/1,000 Ratio
ZONING:	PDU
SPACE AVAILABLE:	1,200 +/- SF
MINIMUM DIVISIBLE:	1,200 +/- SF
LEASE RATE:	\$13.00 / SF / NNN
NNN EXPENSE:	\$12.00 / SF / YEAR

- ▼ Class A Retail/Mixed-Use Development on Corner of County Line Rd & Quebec St.
- ▼ Visible from C-470.
- ▼ Convenient Access at Signalized Interchange.
- ▼ Strong Residential and Daytime Demographics with Average HH Income of \$125,706 (3 Mile).
- ▼ Great Mountain Views from Office
- ▼ Strong traffic-driving anchors in HCA's CareNow Urgent Care and Einstein's Bagels.

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navpoint
REAL ESTATE GROUP

www.navpointre.com

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DEMOGRAPHICS			
POPULATION	1 MILE	3 MILES	5 MILES
2023 Population	15,291	108,521	220,302
Households	6,232	44,630	89,846
Unemployment	1.69%	1.82%	1.74%
2023 Average HH Income	\$155,572	\$152,964	\$166,154
College Graduates	61.3%	64.9%	65.8%
Median Home Value	\$714,907	\$741,750	\$774,875