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BROKERAGE
DISCLOSURE

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1,966 SF



Suite A-600

1,966 SF

Lease Rate & NNN:
Contact Broker

Do not disturb existing tenant
— Contact Broker for all
showings

Available August 1, 2026

Contact Us:

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Colliers

9400
—
9500

**HERITAGE
HILLS CIR.
LONE TREE, CO 80124**

1,966 SF



HIGHLIGHTS

- Former vet space now available
- Direct visibility to Lincoln Ave. with over 28,000 VPD
- Across from Charles Schwab Campus/Kiewet Headquarters – over 5,000 total employees and less than a mile from Sky Ridge Medical Center – more than 1,500 employees.
- High-income area and great daytime population.
- National co-tenancy including Chipotle, Noodles & Company, and Jersey Mike's.

Lease Rate & NNN: Contact Broker

9400

TRAFFIC COUNTS

- Lincoln Ave. W/O Heritage Hills Cir.: **22,575 VPD**
- Lincoln Ave. E/O Heritage Hills Cir.: **23,847 VPD**
- Lincoln Ave. W/O Commons St.: **21,429 VPD**
- Lincoln Ave. E/O Commons St.: **28,607 VPD**

Source: MPSI 2025 Estimates



DEMOGRAPHICS

9400
9500
HERITAGE
HILLS CIR.
LONE TREE, CO 80124

	1 Mile	3 Miles	5 Miles
Population	12,714	64,459	201,827
Daytime Population	17,299	102,860	255,285
Average Household Income	\$170,127	\$171,435	\$180,096

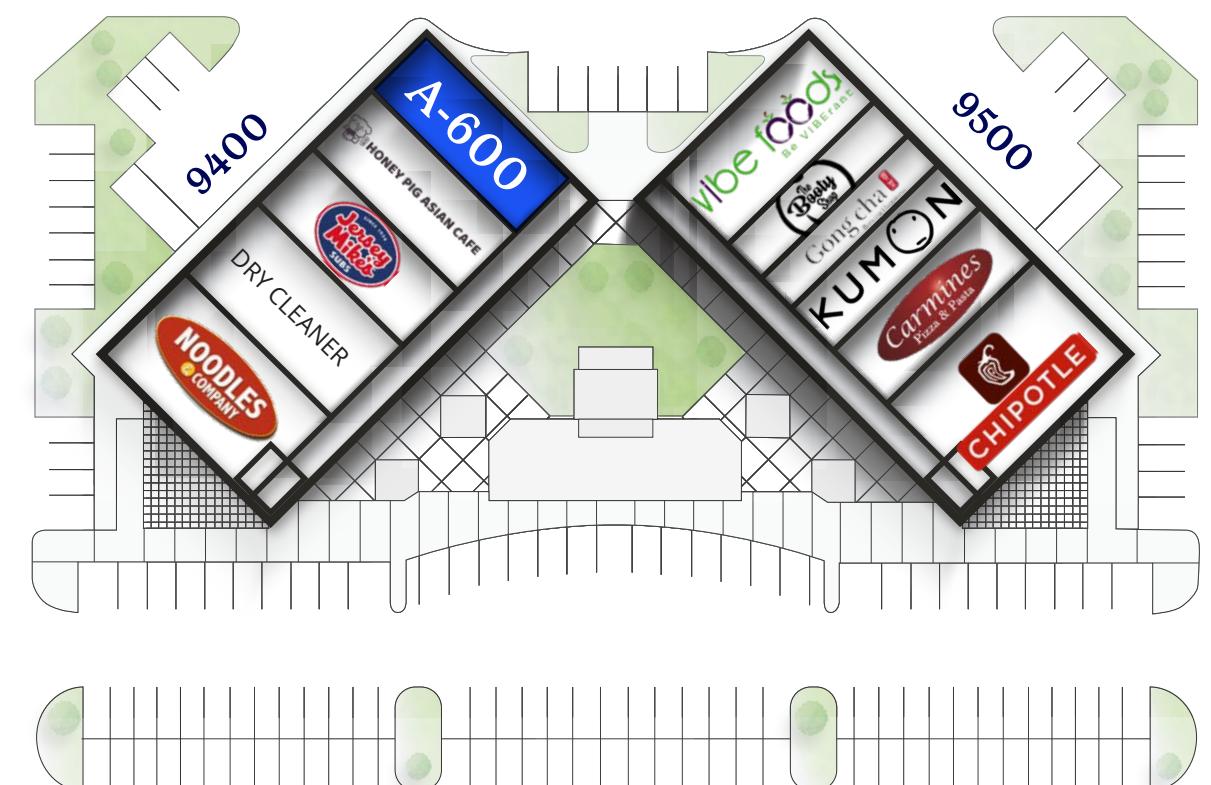
Source: Esri 2025 Estimates



A-600
1,966 SF

9400 – A-600
1,966 SF

HERITAGE HILL CIR.



LINCOLN AVE.