

# EastRidge Medical

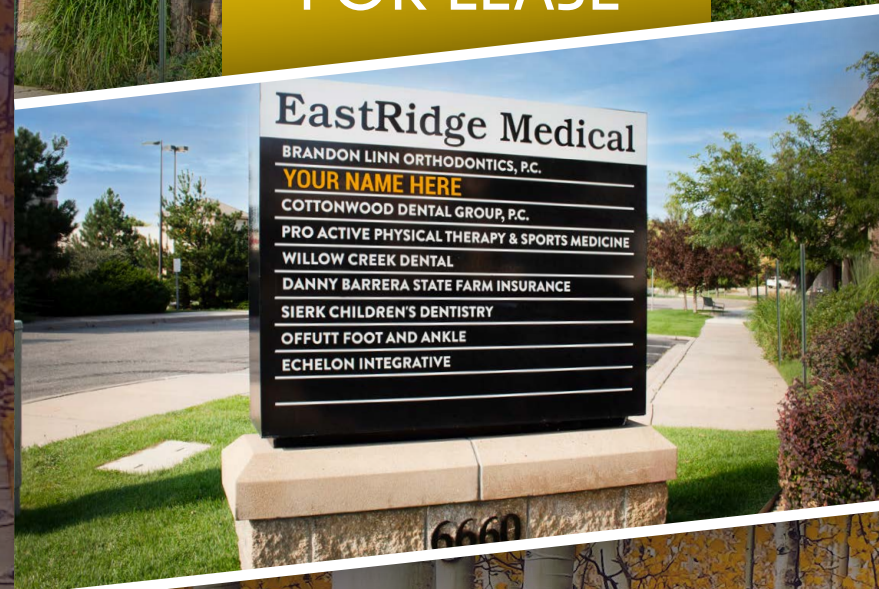
6660 Timberline Rd., Highlands Ranch, CO 80130



# EastRidge Medical

## 6660 TIMBERLINE RD.

Highlands Ranch, CO 80130



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COMMERCIAL REAL ESTATE

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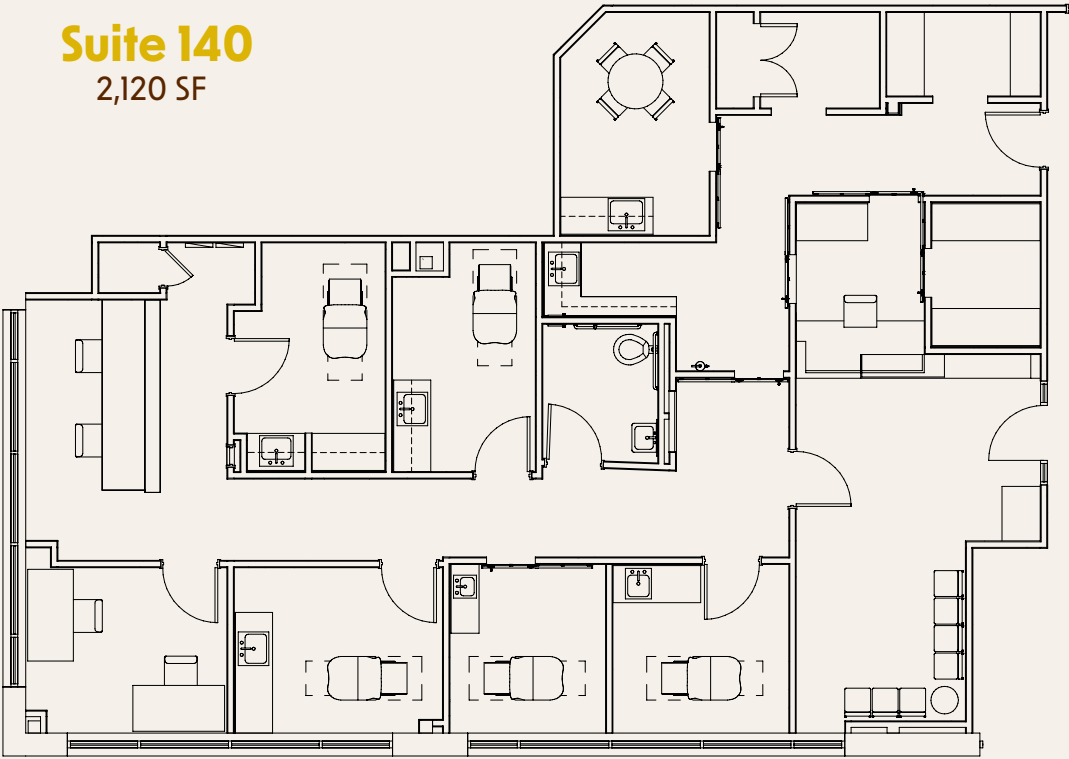
**Brady Kinsey**  
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# FLOOR PLAN

EastRidge Medical  
**6660 TIMBERLINE RD.**  
Highlands Ranch, CO 80130

**Suite 140**  
2,120 SF



## Availability Information

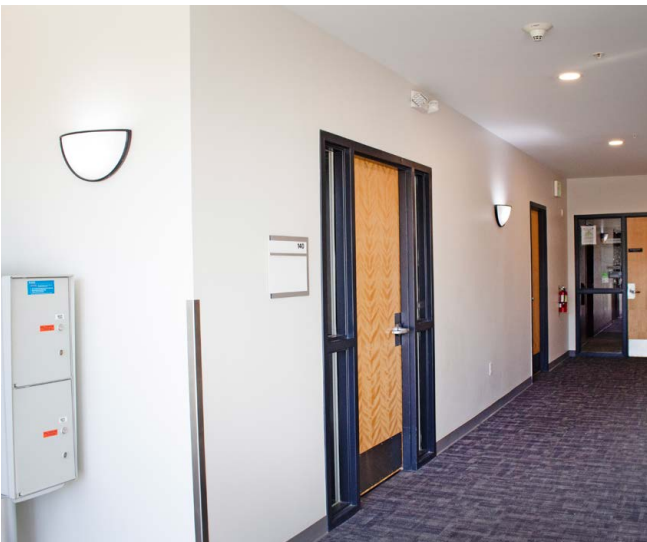
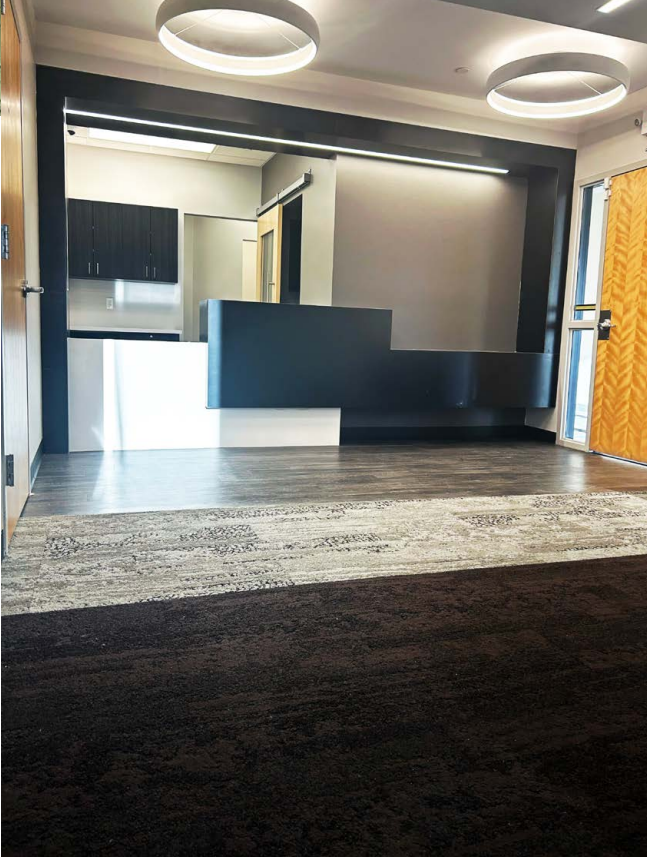
Available: For Lease  
SF Available: 2,120 SF  
Pricing: Contact Broker

## Highlights

- Fully functional medical suite available
- 5 exam rooms
- Restroom within medical suite
- Monument signage available
- Located within Douglas County, which is consistently rated as the top best counties to live in and best counties for families in Colorado

## Traffic Counts

Lincoln Avenue: 33,193 VPD  
S. Quebec Street: 32,356 VPD  
*Source: 2012 & 2022 MPSI Estimates*



## Demographics

	1 Mile	3 Miles	5 Miles
Population	14,698	99,948	208,803
Average Household Income	\$157,284	\$153,549	\$150,964
Daytime Population	1,064	52,320	161,469

Source: CoStar

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