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IN-LINE RETAIL SPACE AVAILABLE



1970 - 2030 E. County Line Road | Highlands Ranch, CO 80126



The Plaza at Highlands Ranch in Highlands Ranch, CO serves a county that is in the top 10 for highest median household income in the nation. The revitalized center includes national retailers such as Target, Floor & Decor and Chili's.

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This center has exposure to over 230,000 vehicles per day

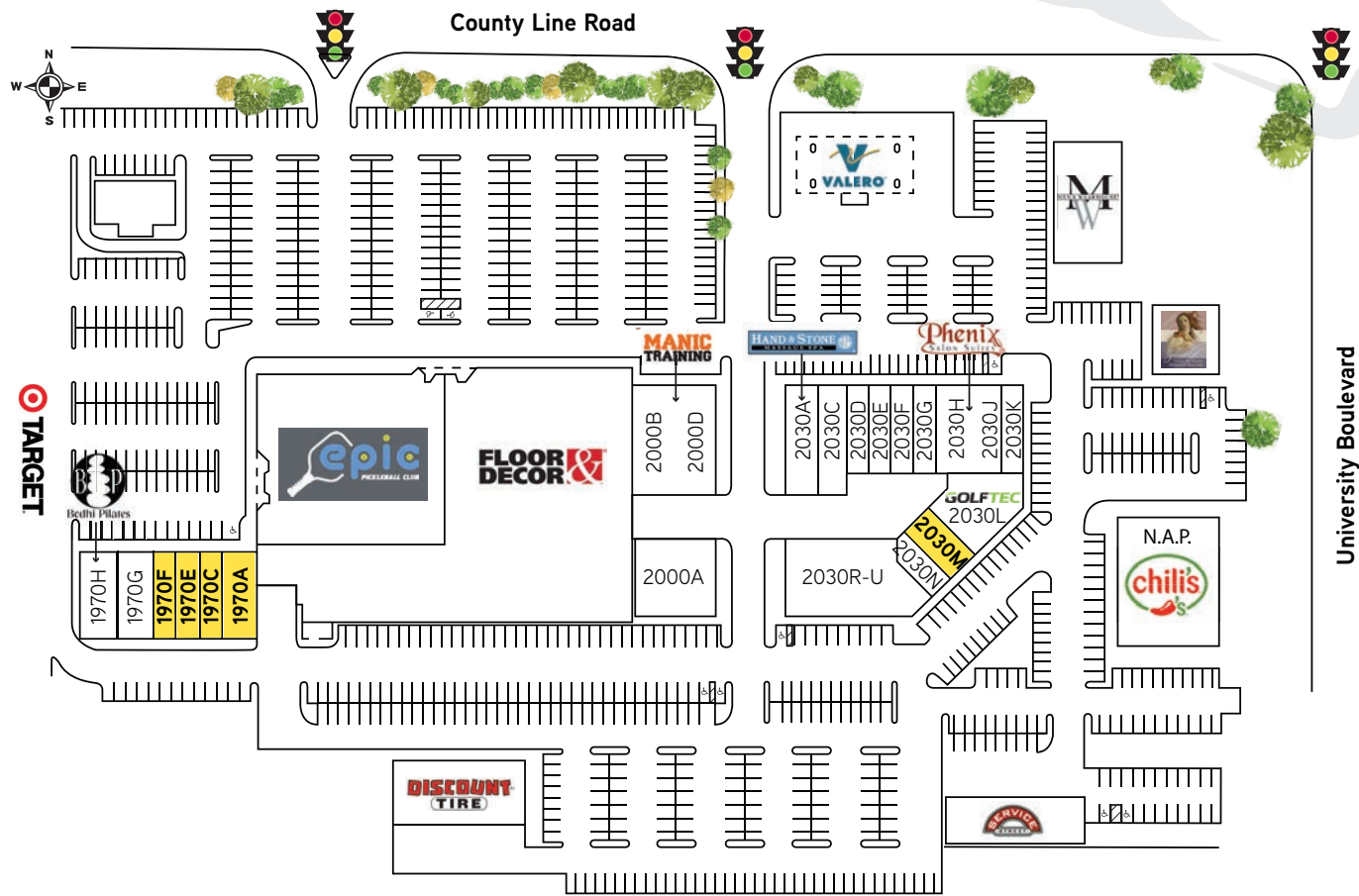
Join national tenants such as Target, Mens Wearhouse, and more

Strong retail synergy - family focused center

This strategically located center is supported by high population densities and high household incomes due to its draw from both Highlands Ranch and Littleton



SITE PLAN/TENANT LIST



CENTER SIZE	AVAILABLE	LEASE RATE	ESTIMATED NNN
280,669 SF	1,640 – 7,580 SF	Contact Listing Broker	\$10.23/SF 2025



2000 County Line Road | Littleton, CO

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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	14,333	117,318	243,126
Average HH Income:	\$181,669	\$178,563	\$179,645
Daytime Population:	11,039	109,388	270,835

Source: ESRI, 2024 Estimates

TRAFFIC COUNTS

On University Blvd. North of County Line Rd.:	31,812 Cars/Day
On University Blvd. South of County Line Rd.:	33,331 Cars/Day
On County Line Rd. West of University Blvd.:	23,002 Cars/Day
On County Line Rd. East of University Blvd.:	23,035 Cars/Day
On C470 at University Blvd.:	108,120 Cars/Day

Source: MPSI, 2024 & 2025 Estimates

TENANTS

*1970A	AVAILABLE - 2,500 SF	2010A	Deseret Book	2030K	Dentist
*1970C	AVAILABLE - 1,640 SF	2030A	Hand & Stone Massage	2030L	GOLFTEC
*1970E	AVAILABLE - 1,640 SF	2030C	Pottery Brothers	2030M	AVAILABLE - 1,964 SF
*1970F	AVAILABLE - 1,800 SF	2030D	Cookie Cutters Haircuts for Kids	2030N	Club Cuts
1970G	Wild Birds Unlimited	2030E	Flour Power Kids Cooking Studio	2030R-U	Mike's Bikes
1970H	Bodhi Pilates	2030F	Prom Discount Liquors	2050	Zweibel Center for Plastic Surgery
1970B	Epic Pickleball Club	2030G	Sparkle Dog		
2000B & D	Manic Training	2030H & J	Phenix Salon Suites		

* CAN BE COMBINED FOR A TOTAL OF 7,580 SF