

# 8330 South Colorado Boulevard

*Retail / Flex Commercial Property*

**Building Size 32,934 SF**

**Site Size 65,340 SF**

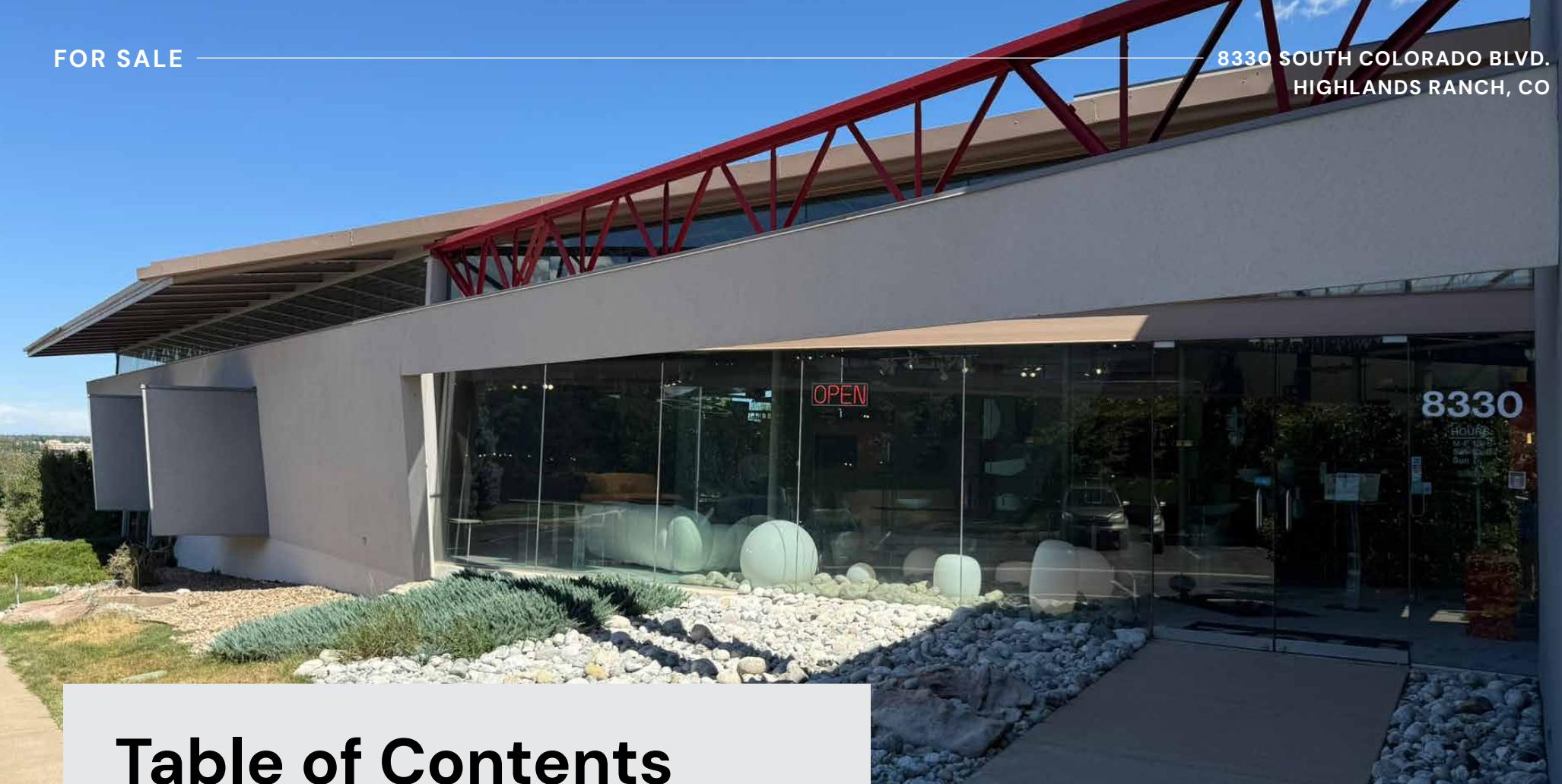


**8330 SOUTH COLORADO BLVD.  
HIGHLANDS RANCH, CO, 80126**

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**Colorado  
Group**



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## Contact Broker:

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# Highly visible ±32,934 SF flex/showroom featuring dramatic ceiling heights, abundant natural light, and modern architectural elements.

Position your brand in one of south Denver's most distinctive commercial buildings. This award-winning modernist showroom features a dramatic loft-like industrial design. Clerestory windows and rooftop skylights illuminate the space with natural light throughout the day, creating an inviting, gallery-quality environment ideal for premium product display.

Three levels in the showroom area accommodate a wide range of merchandising or presentation concepts, with custom glass panel railings, broad stairs, and ramp access to provide seamless circulation between floors. Custom overhead light panels add architectural depth and visual impact. The property includes three private offices, an employee lounge, and an attached warehouse—delivering both style and operational efficiency.

Surrounded by high-end retail and upscale residential neighborhoods, this location reflects the good life in Colorado. Park Meadows Mall—Colorado's top-performing retail destination, is minutes away, as well as specialty auto dealerships such as Ferrari and Bently, and other vibrant retail centers. With exceptional visibility and high traffic exposure, this is a rare opportunity to showcase your brand in a high-design environment built to make your products or business stand out.

## FEATURE HIGHLIGHTS

-  High Traffic
-  Corner Lot
-  45 Surface Spaces  
(1.37 Spaces per 1,000 SF)
-  24' Clear Span Ceiling Height  
in Warehouse.
-  High Quality Finishes
-  Sprinklers
-  Multiple Loading Doors—  
(1) dock-high 10'x10' and  
(1) drive-in 10'x12'
-  Flex Space

<b>PROPERTY LOCATION</b>	8330 South Colorado Blvd. Highlands Ranch, CO, 80126
<b>SALE PRICE</b>	\$6,800,000
<b>SITE SIZE</b>	1.5 Acres (65,340 SF)
<b>BUILDING SIZE</b>	±32,934 SF*
<b>YEAR BUILT</b>	2000
<b>LAYOUT</b>	Finished showroom + hi-bay warehouse
<b>ZONING</b>	C
<b>PARKING</b>	On-site Parking, 45 Spaces
<b>VISIBILITY/TRAFFIC</b>	Located at S Colorado Blvd & E County Line Rd corridor (Traffic counts: S Colorado ~13,343 VPD and E County Line ~29,274 VPD)

\*Source – architectural plans



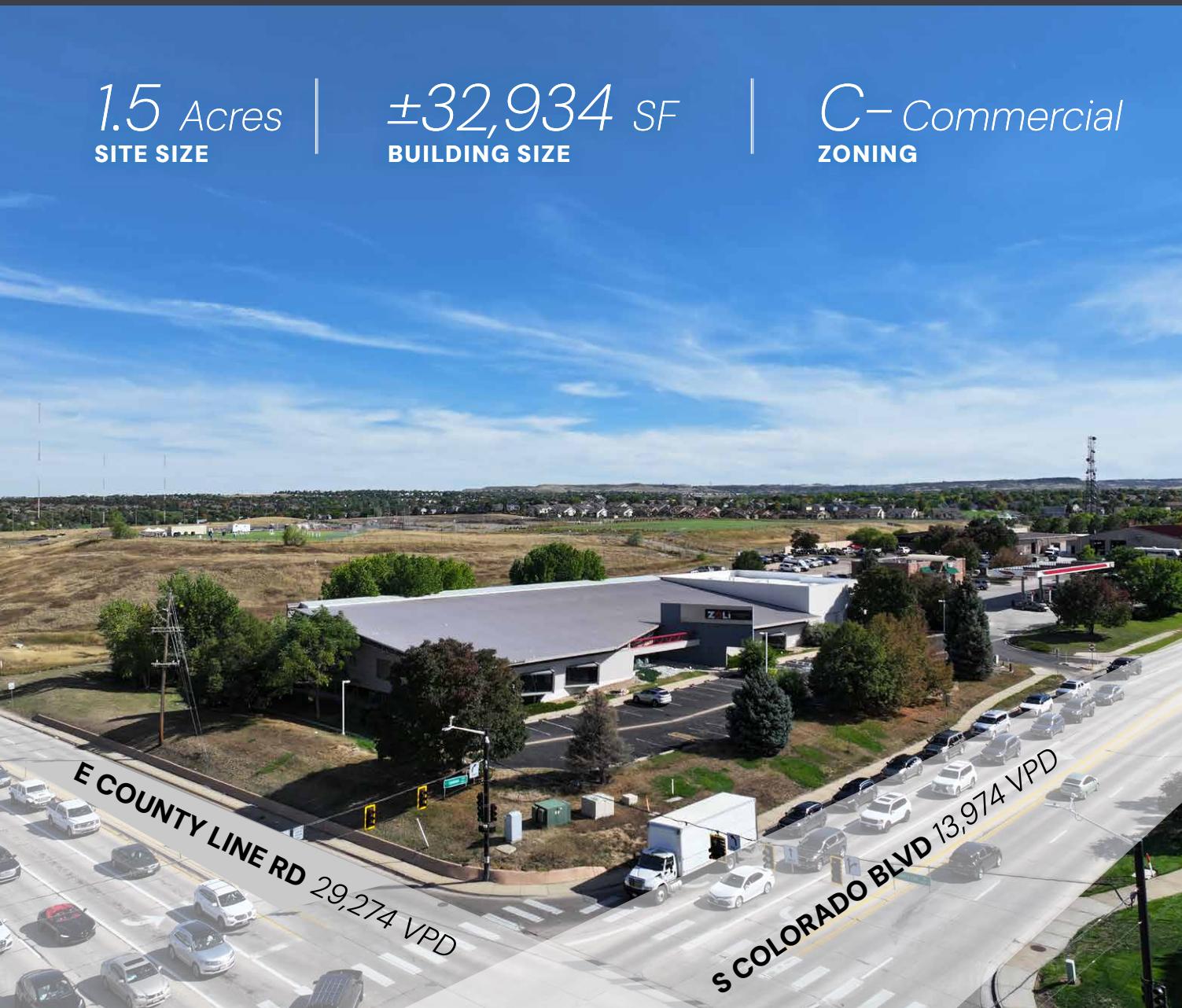
# PROPERTY OVERVIEW

8330 SOUTH COLORADO BLVD.  
HIGHLANDS RANCH, CO

1.5 Acres  
SITE SIZE

±32,934 SF  
BUILDING SIZE

C-Commercial  
ZONING



## Visibility & Access

- Prominent corner location at South Colorado Boulevard and East County Line Road
- Traffic exposure exceeding 42,000 vehicles per day combined
- Signalized, full-movement intersection with direct access
- Immediate connectivity to C-470 and I-25

## Showroom & Design

- High-end architectural showroom finishes and open display areas
- Dramatic ceiling heights and strong natural light
- Designed to support specialty retail, design, and showroom users

## Warehouse & Functionality

- Efficient warehouse component integrated into the layout
- One (1) dock-high loading door and one (1) drive-in door
- 24' clear height in warehouse area
- Supports logistics, distribution, and inventory needs

## Parking & Site

- Approximately 45 surface parking spaces on site
- Efficient circulation and clearly defined access points
- Flexible site configuration for employees, customers, and deliveries



# EXTERIOR PHOTOS

8330 SOUTH COLORADO BLVD.  
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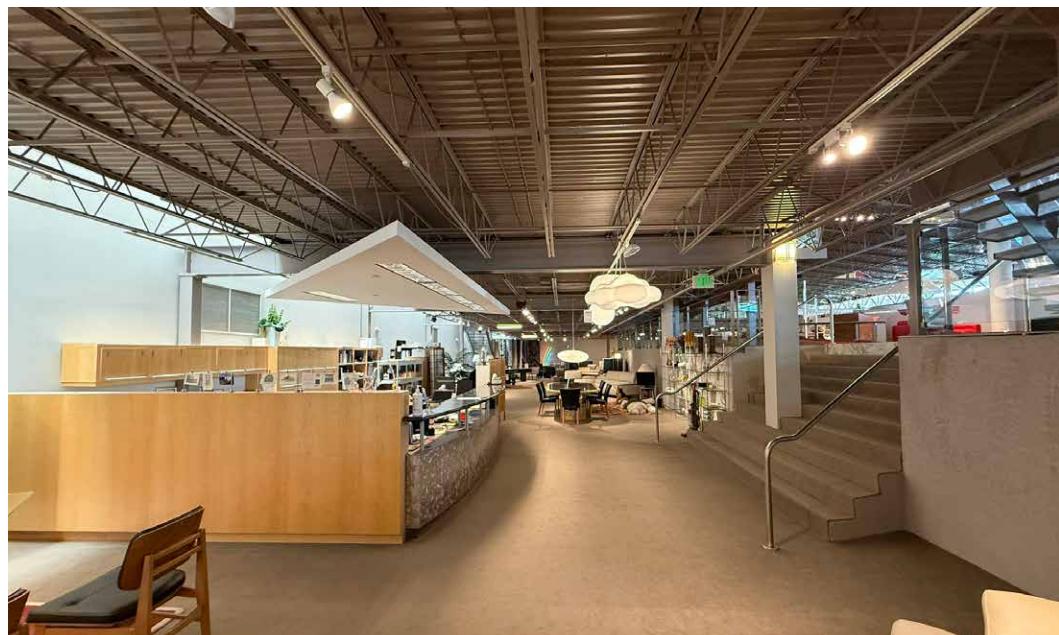
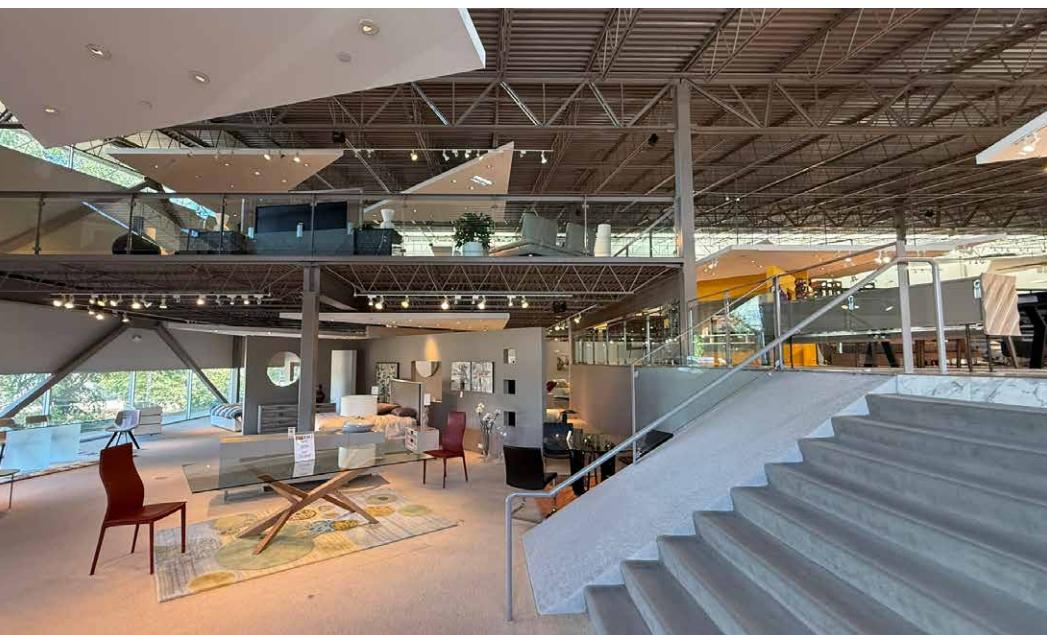
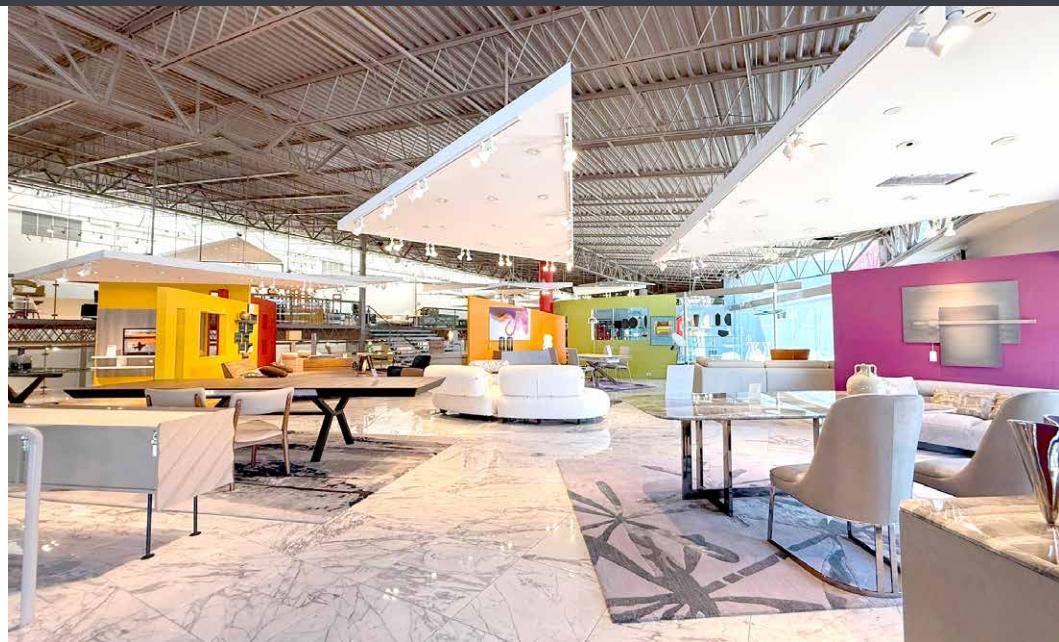
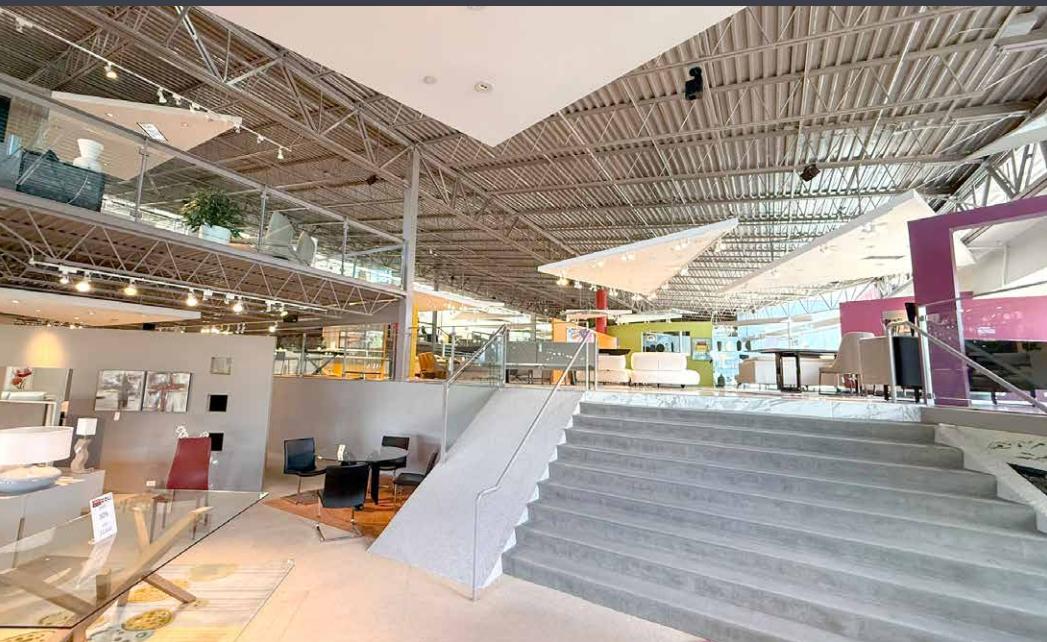
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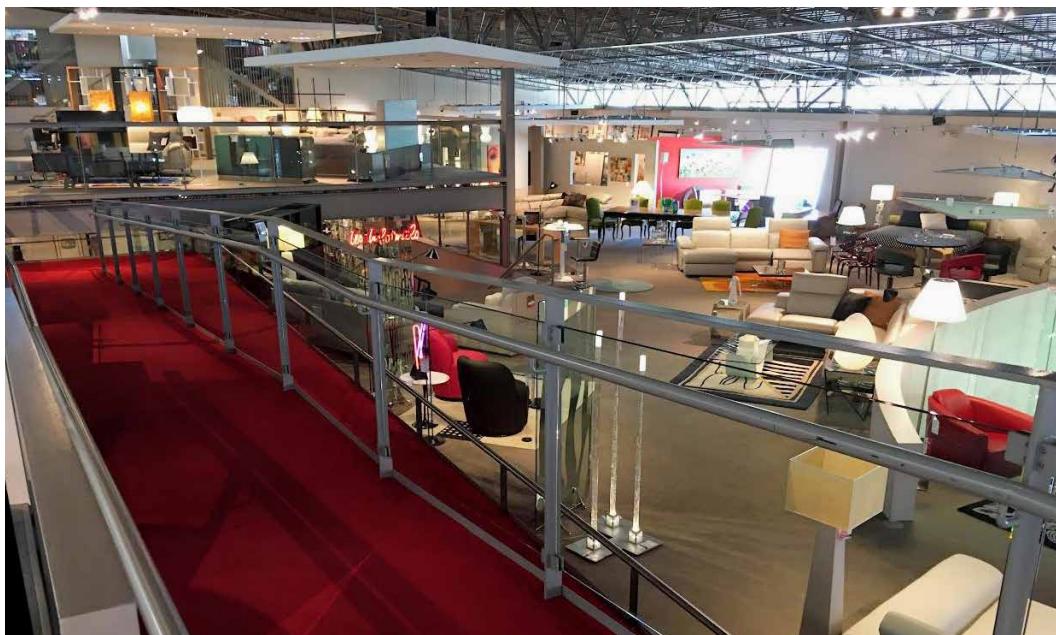
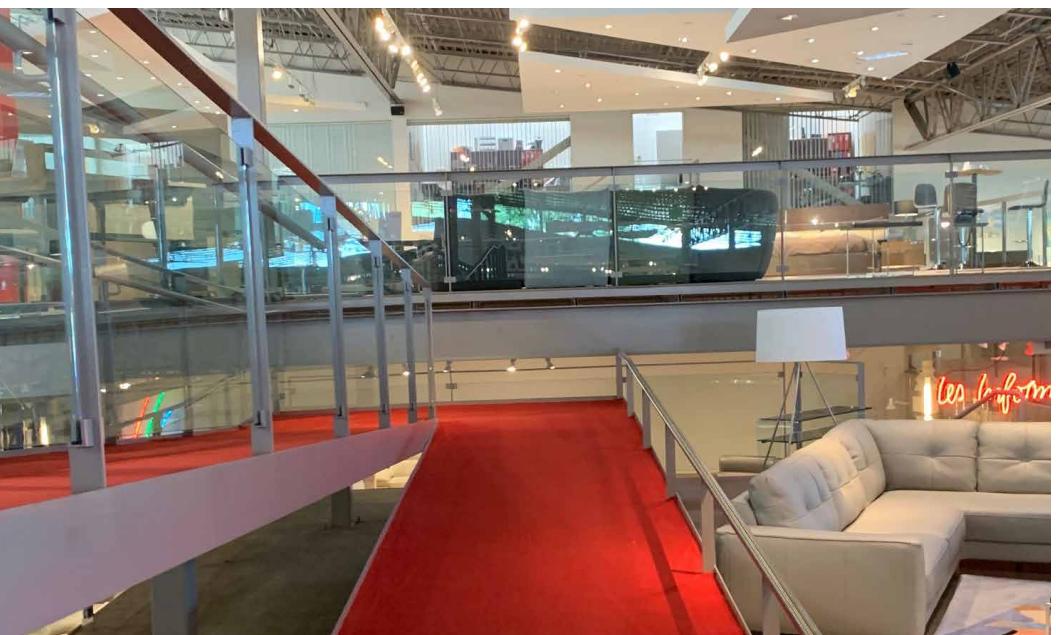
# INTERIOR PHOTOS SHOWROOM

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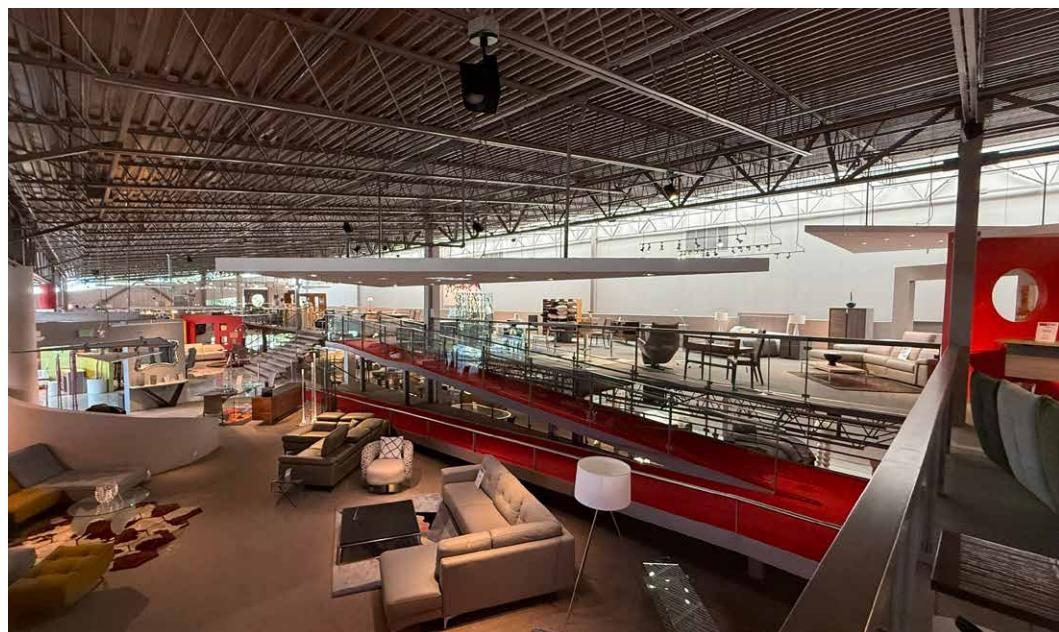
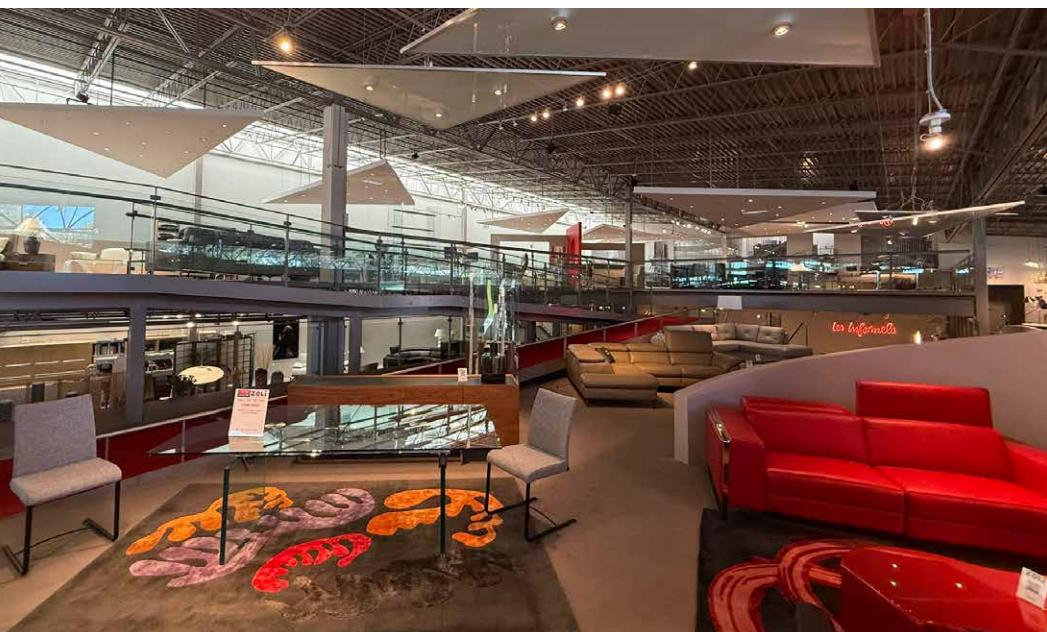
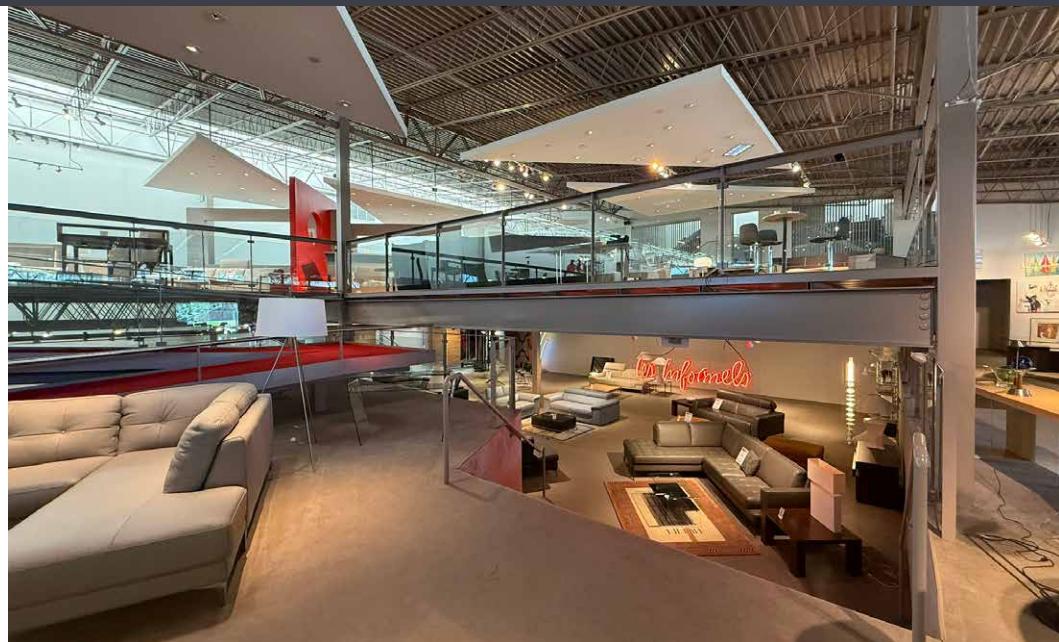
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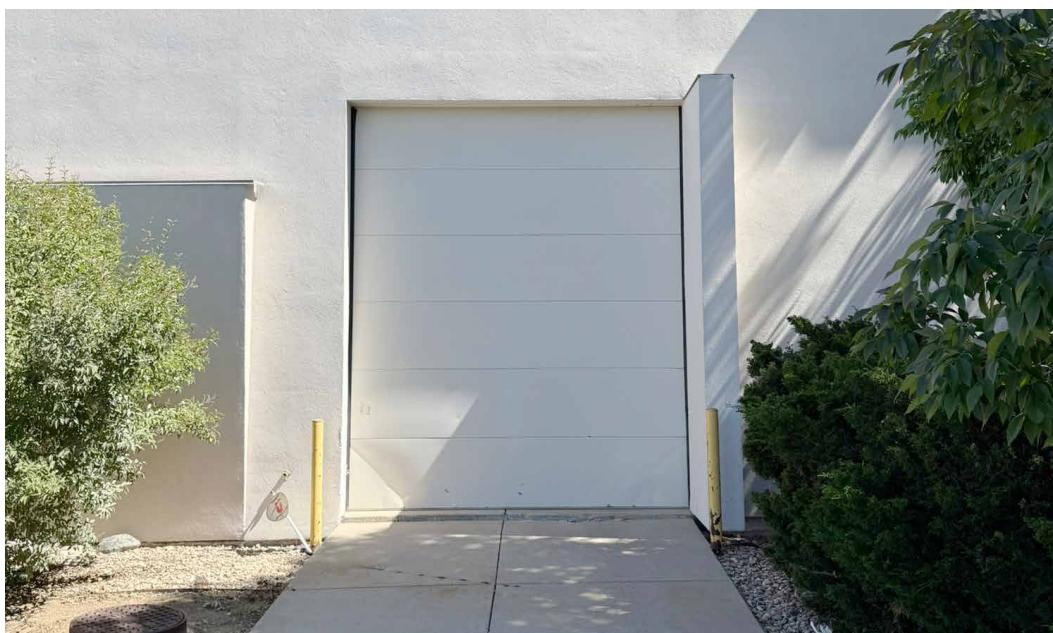
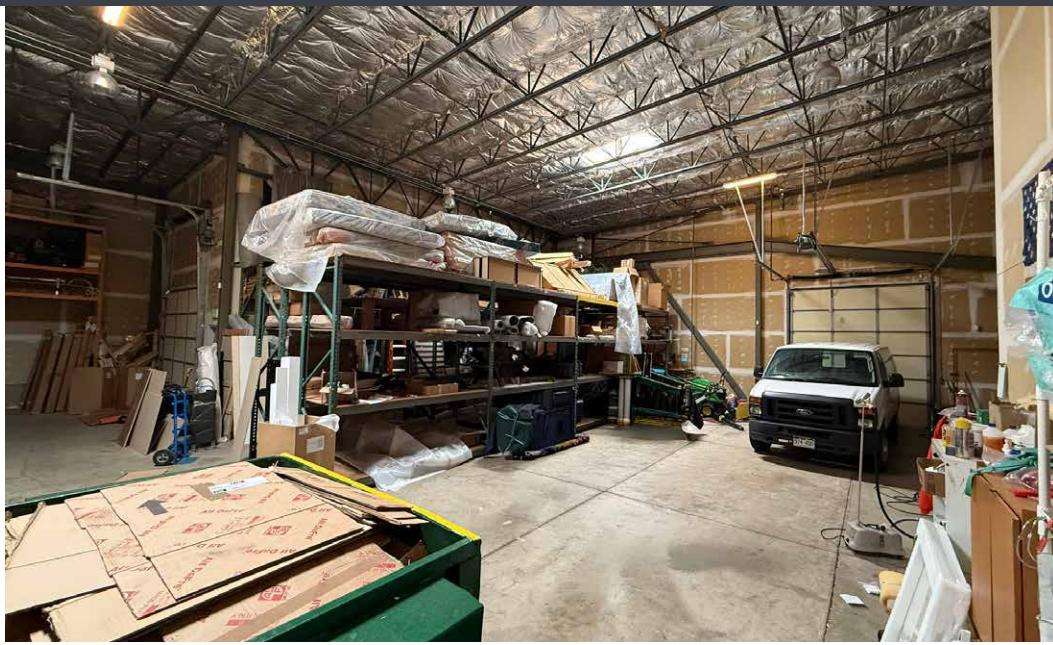
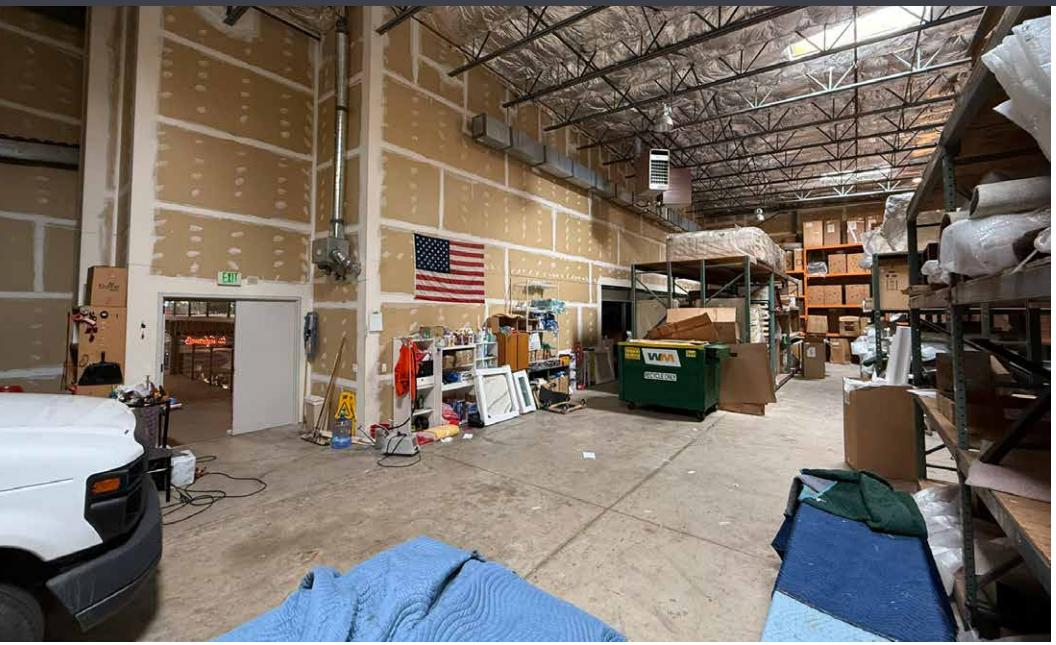
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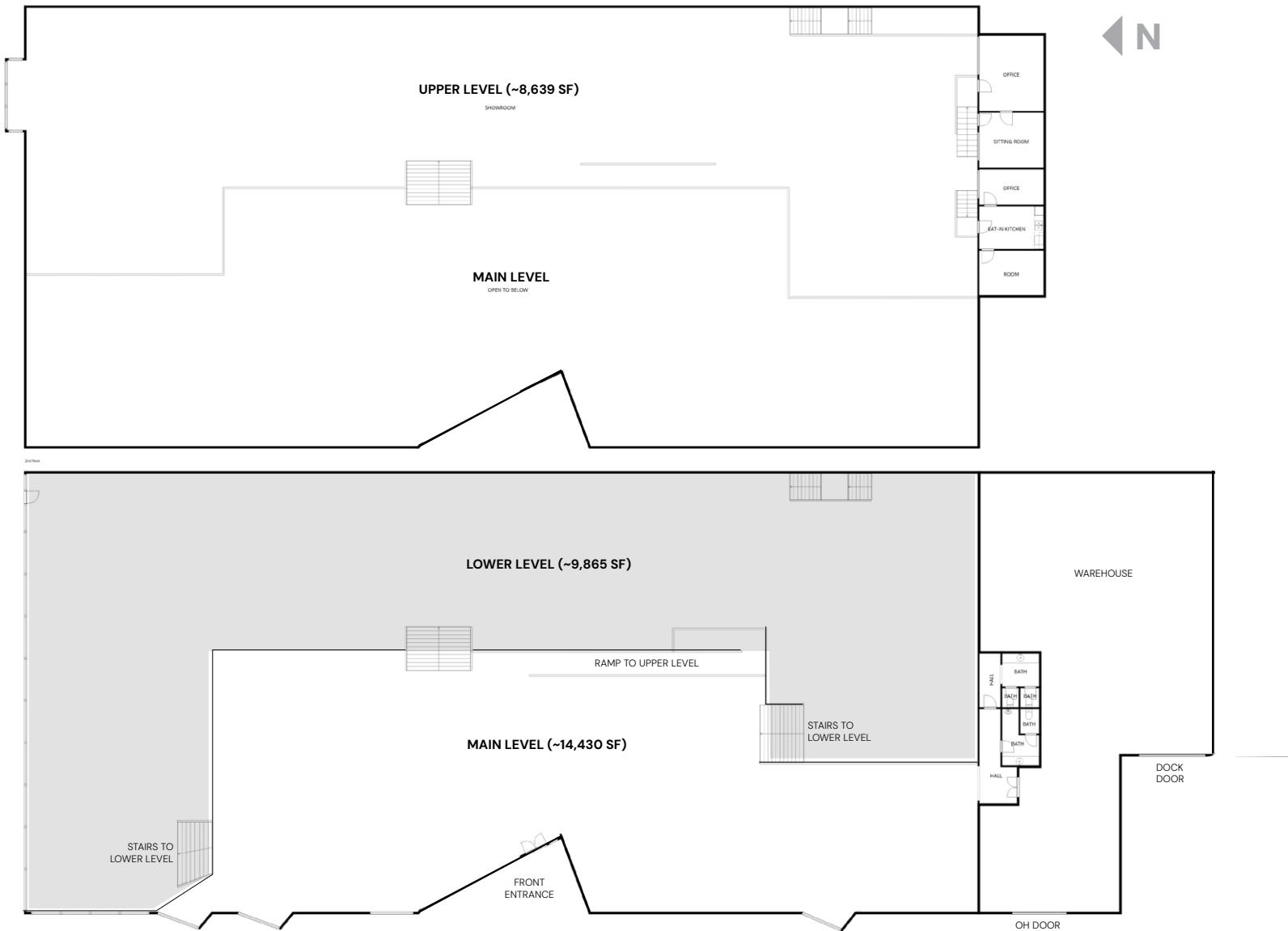
# PHOTOS WAREHOUSE

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# PROPERTY FLOOR PLANS

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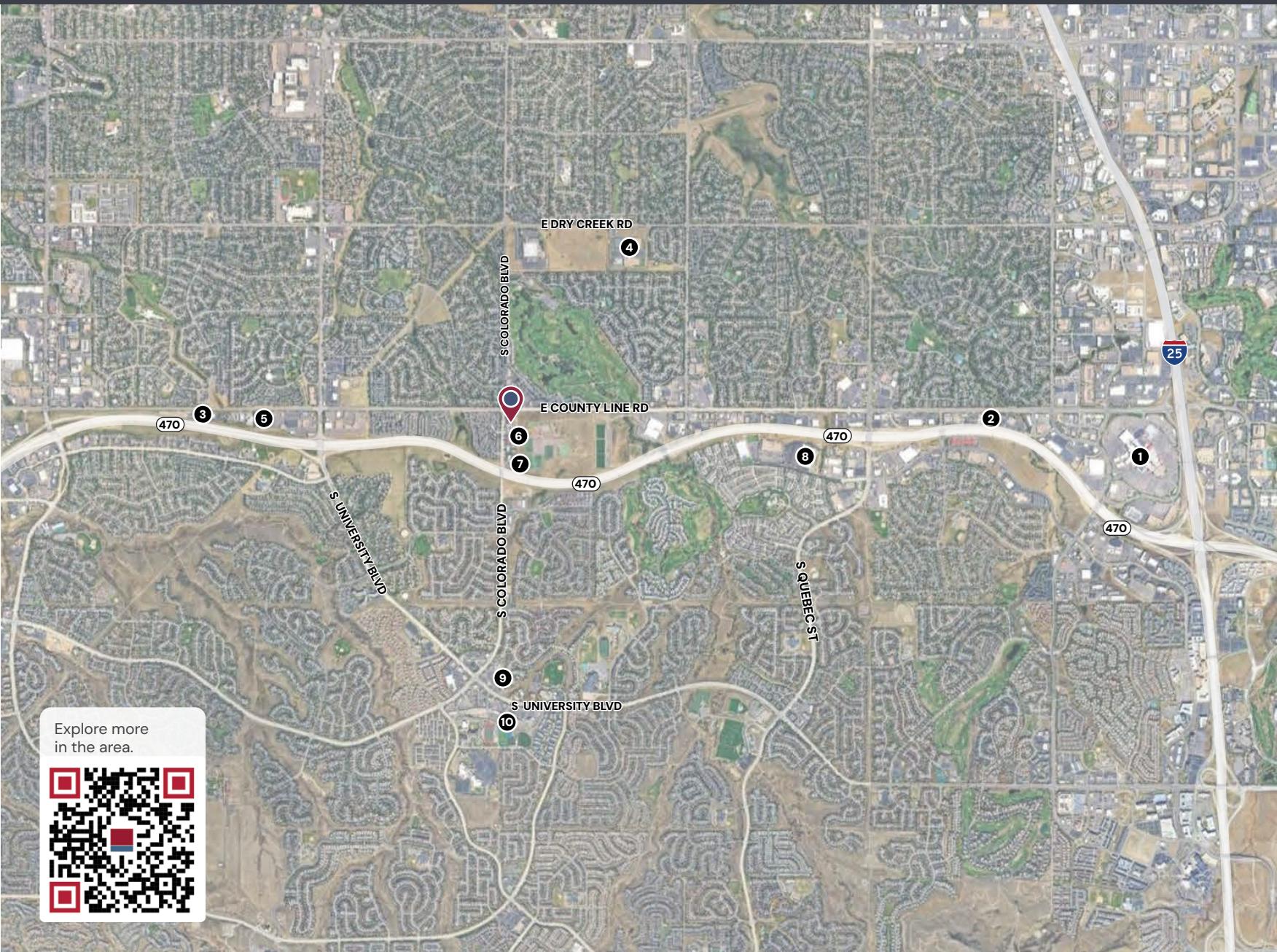
# PROPERTY SITEPLAN

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# AREA MAP

8330 SOUTH COLORADO BLVD.  
HIGHLANDS RANCH, CO



1 PARK MEADOWS  
COLORADO'S ONLY RETAIL RESORT

2 BENTLEY

3 Ferrari

4 LIFETIME FITNESS

5 TARGET

6 conoco

7 EURO COLLISION CENTER

8 Walmart

9 WHOLE FOODS MARKET

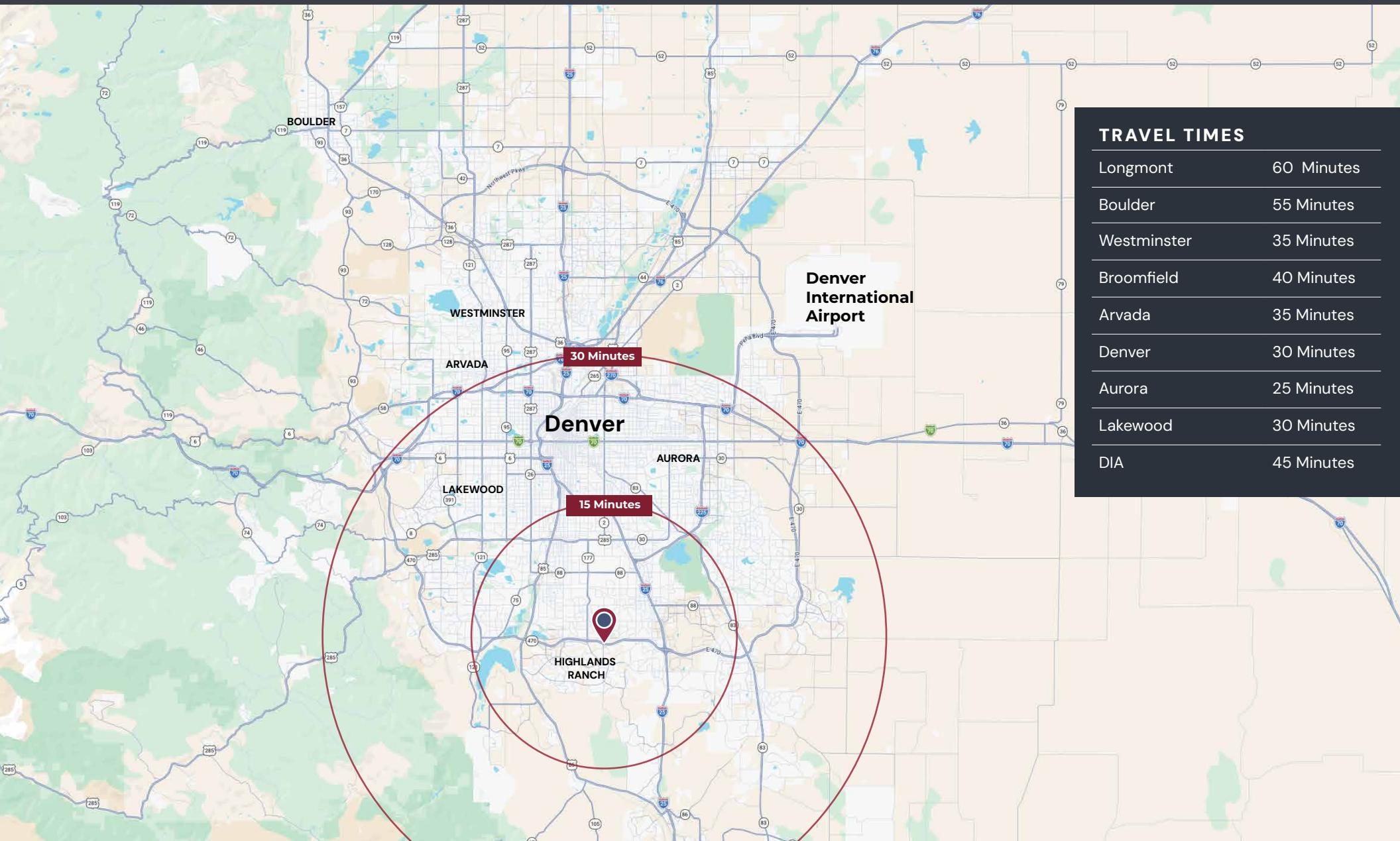
10 T.J.maxx



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# REGIONAL OVERVIEW

8330 SOUTH COLORADO BLVD.  
HIGHLANDS RANCH, CO



**Highlands Ranch** is one of Metro Denver's most established and sought-after submarkets, known for its affluent demographics, master-planned communities, and limited availability of commercial product. Positioned within a high-barrier corridor, the area offers exceptional visibility and long-term value supported by disciplined development and strong market fundamentals.

The surrounding trade area is characterized by high household incomes, a dense daytime employment base, and a scarcity of competing high-image showroom and flex assets. With constrained new supply and sustained demand from both users and investors, Highlands Ranch presents a compelling opportunity for an owner-user seeking a premier presence in one of the South Metro area's most supply-restricted commercial corridors.

## POPULATION

2 MILE RADIUS



**54,245**

5 MILE RADIUS

**258,377**

10 MILE RADIUS

**867,233**

## EMPLOYEES

2 MILE RADIUS



**13,752**

5 MILE RADIUS

**210,925**

10 MILE RADIUS

**508,564**

## AVERAGE HOUSEHOLD INCOME

2 MILE RADIUS



**\$150,197**

5 MILE RADIUS

**\$145,133**

10 MILE RADIUS

**\$125,228**



## TAKEAWAYS

- Strong surrounding household incomes and daytime employment base
- Limited competing inventory for high-image showroom assets
- Compelling owner-user opportunity in a supply-constrained corridor





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it is important for you to understand that we have not verified the accuracy or completeness of the information and, therefore, do not make any guarantees, warranties or representations regarding the accuracy and completeness of the information provided. It is your responsibility to verify and confirm the accuracy and completeness of the information contained herein.

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FOR MORE INFORMATION  
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