



IN-LINE RETAIL SPACE AVAILABLE



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



The Plaza at Highlands Ranch in Littleton, 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 224,000 vehicles per day

Join national tenants such as Target, Mens Warehouse, 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



CENTER SIZE	AVAILABLE	LEASE RATE	ESTIMATED NNN
280,669 SF	1,492 – 7,580 SF	Contact Listing Broker	\$9.38/SF 2025



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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	14,629	119,140	243,751
Average HH Income:	\$157,333	\$163,790	\$166,473
Daytime Population:	10,493	105,589	280,754

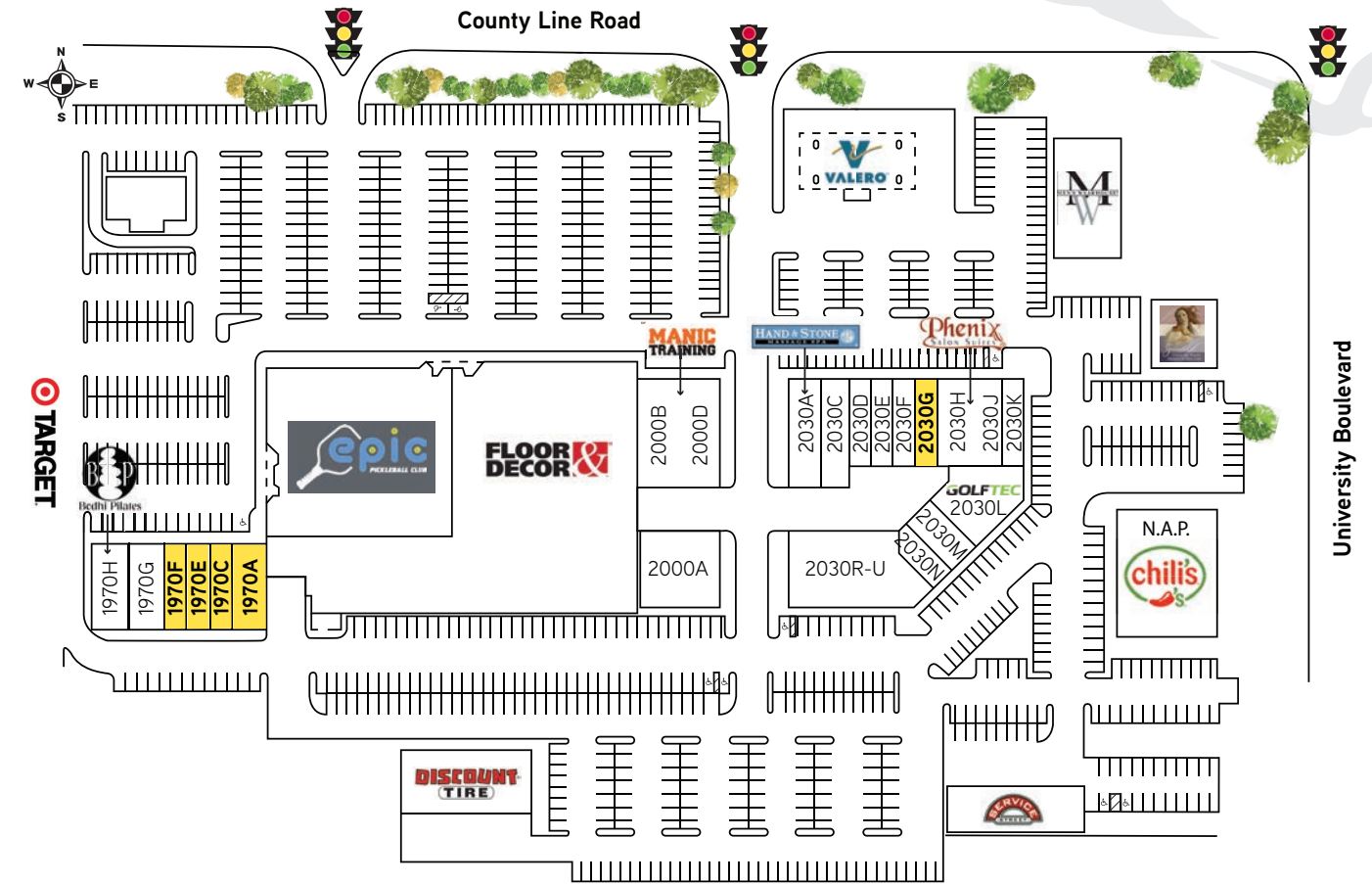
Source: ESRI, 2023 Estimates

TRAFFIC COUNTS

On University Blvd. North of County Line Rd.:	32,061 Cars/Day
On University Blvd. South of County Line Rd.:	38,135 Cars/Day
On County Line Rd. West of University Blvd.:	23,002 Cars/Day
On County Line Rd. East of University Blvd.:	26,488 Cars/Day
On C470 at University Blvd.:	109,754 Cars/Day

Source: MPSI, 2022 Estimates

SITE PLAN/TENANT LIST



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	Neptune Tropical Fish
*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	AVAILABLE - 1,492 SF		
2000B & D	Manic Training	2030H & J	Phenix Salon Suites		

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