



ANCHOR SPACE AVAILABLE!



PLAZA AT
HIGHLANDS RANCH

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 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	1,640 – 50,151 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:	14,622	118,945	244,332
Average HH Income:	\$174,144	\$175,278	\$179,225
Daytime Population:	11,294	112,429	270,973

Source: ESRI, 2025 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

SITE PLAN/TENANT LIST



TENANTS

1970A-F	LEASE PENDING	2030A	Hand & Stone Massage	2030K	Dentist
1970G	Wild Birds Unlimited	2030C	Pottery Brothers	2030L	GOLFTEC
1970H	Bodhi Pilates	2030D	Cookie Cutters Haircuts for Kids	2030M	AVAILABLE - 1,964 SF
1970B	Epic Pickleball Club	2030E	Flour Power Kids Cooking Studio	2030N	Club Cuts
1980	AVAILABLE 4/1/27- 50,151 SF	2030F	Prom Discount Liquors	2030R-U	Mike's Bikes
2000B & D	Manic Training	2030G	Sparkle Dog	2050	Zweibel Center for Plastic Surgery
2010A	Deseret Book	2030H & J	Phenix Salon Suites		