

FOR LEASE

9314 COMMERCE CENTER ST.
HIGHLANDS RANCH CO 80129



PROPERTY OVERVIEW



BUILDING SIZE:

10,700SF



LOT SIZE:

1.47AC



YOC:

2000

PROPERTY HIGHLIGHTS



Turn Key Daycare facility



Large 1.47ac site with playgrounds



Some of the best demographics in the state



One of the fastest growing submarkets in the Denver MSA

FOR MORE INFORMATION, PLEASE CONTACT

PETER PELUSO

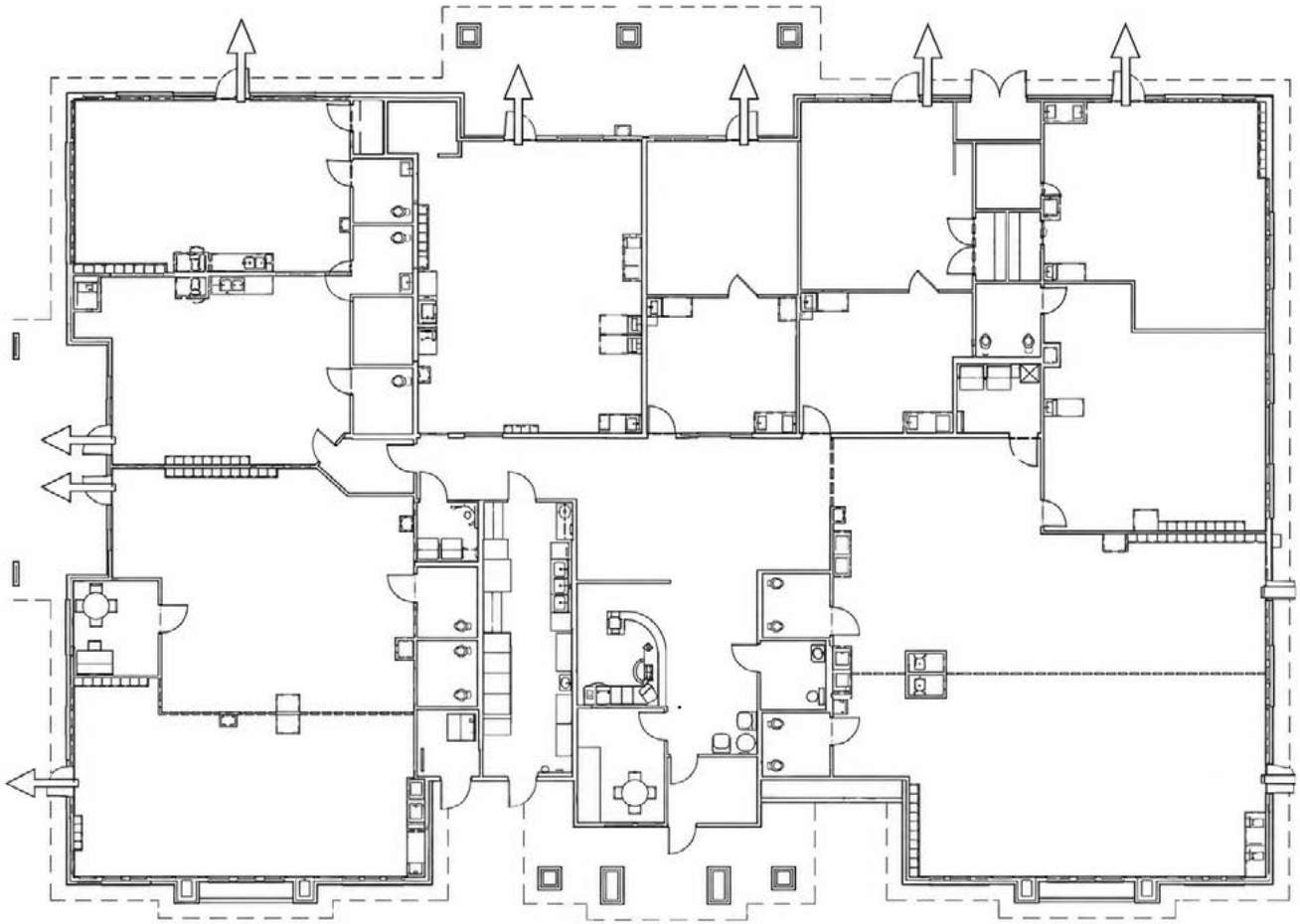
VICE PRESIDENT

312 758-8652

PPELUSO@PINNACLEAREA.COM

One Broadway Suite A300 | Denver, CO 80203 | T: 303.962.9555 | www.PinnacleREA.com

FLOOR PLAN



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RADIUS	1 MILE	3 MILE	5 MILE
Population			
2030 Projection	9,407	65,602	190,211
2025 Estimate	8,744	62,264	184,023
2020 Census	7,950	58,776	178,843
Growth 2025 - 2030	7.58%	5.36%	3.36%
Growth 2020 - 2025	9.99%	5.93%	2.90%
2025 Avg Household Income	\$160,820	\$158,913	\$156,067
2025 Med Household Income	\$136,471	\$135,025	\$129,987

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