

Promenade at Highlands Ranch

2660-2690 E County Line Rd | Highlands Ranch, CO 80126



FOR LEASE | 2ND GENERATION RESTAURANT AVAILABLE

RETAIL SPACE

Suite	Size	Rate
*2670 G	1,485 SF	\$22.00/SF
*2670 G-1	1,641 SF	\$22.00/SF
<i>*Can be combined for 3,126 SF</i>		
2680 A-L	4,998 SF	Negotiable
2690 E	4,688 SF	\$24.00/SF

NNN

\$9.70/SF

PAD OPPORTUNITY

Size	Rate
7,000 SF	\$85K/Yr. GL

CITY/COUNTY

Unincorporated Douglas County

ZONING

Highlands Ranch PA-74 Corridor Activity Center (Click Here)

ABOUT THE PROPERTY

- Premier north Highlands Ranch & south Centennial location, with immediate access to E-470 via University interchange & direct access of County Line via a signalized intersection & right in/right out.
- Strong intersection with anchors including Target, Floor & Décor, Woodley's Fine Furniture, PetSmart, Colorado Style Home Furnishings, and Bowlero.
- Variety of opportunities available, including 2nd generation restaurant space, land for lease, & more.

TRAFFIC COUNTS

County Line Rd	19,645 VPD
University	33,442 VPD
E-470	110,000 VPD

Year: 2024 | Source: DRCOG 2023, 2021, CDOT 2023

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	15,197	119,159	249,975
Daytime Population	7,251	79,057	237,417
Avg. Household Income	\$173,466	\$180,108	\$187,378
Estimated Households	6,412	47,869	102,830

Year: 2024 | Source: Esri

CONTACT

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OWNED BY:



Site Plan

Promenade at Highlands Ranch | Highlands Ranch, CO



South Facing

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East Facing

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Retail Opportunities

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SUITE 2670 G-1 | 1,641 SF | FORMER NAILS



SUITE 2670 G | 1,485 SF | VANILLA SHELL



SUITE 2670 I | 1,405 SF | OPEN LAYOUT



Second-Generation Restaurant

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UNIT 2680 A-L

4,688 SF

RENT

\$24.00/SF

NNN

\$9.70/SF NNN

MONTHLY

\$13,165/month

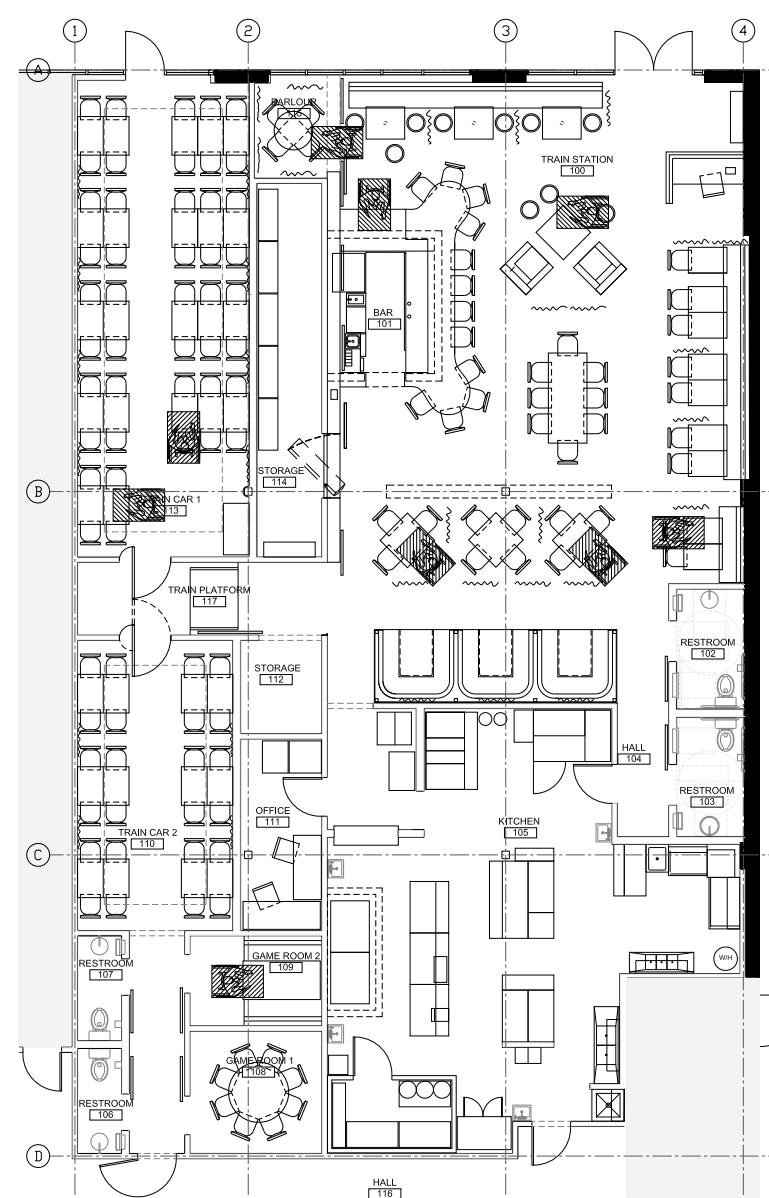
FEATURES

- Full-service restaurant set-up
- Approx. 9' hood
- East/south facing patio potential
- Grease trap in place
- 700 amps
- Large patio opportunity facing dog park



Potential
Patio Area

Potential
Patio Area



Pad Opportunity

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PAD

Up to 0.35 AC

RENT

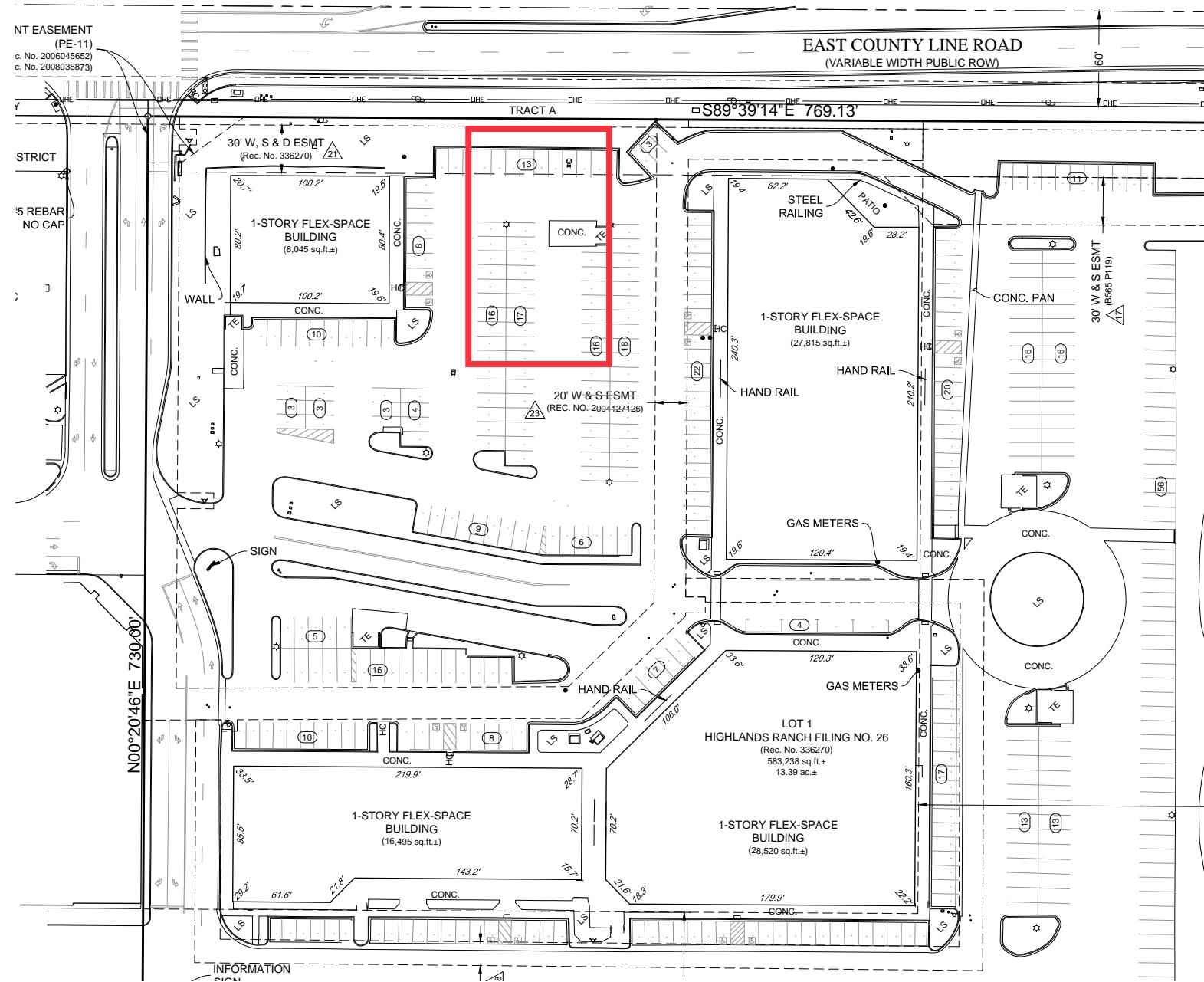
\$85,000/year

ZONING

Highlands Ranch PA-74 Corridor
Activity Center ([Click Here](#))

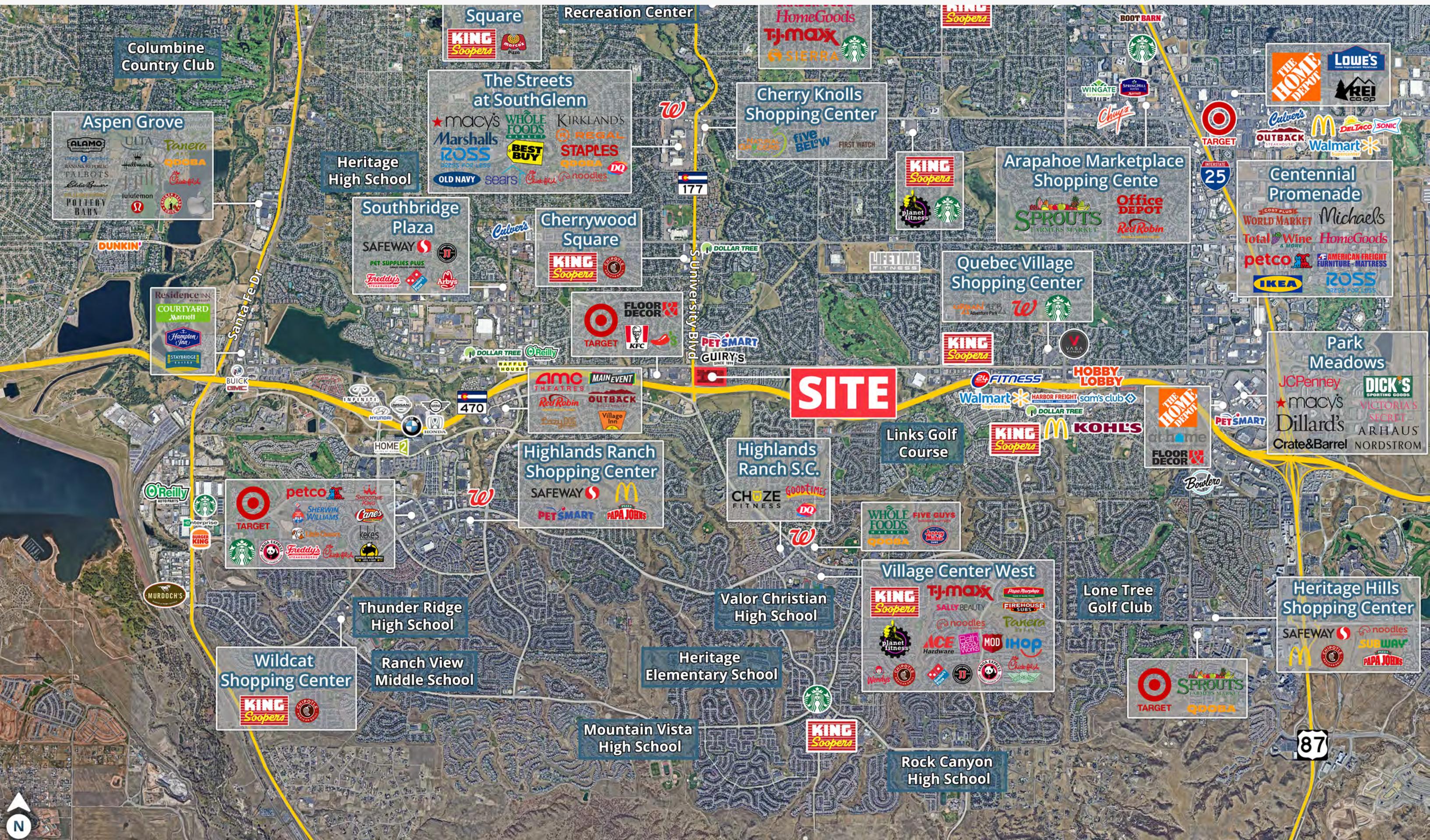
FEATURES

- Pad available for Ground Lease only
- Prominent frontage along Count Line (20,000 VPD)



Trade Area

Highlands Ranch, CO





SRS

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