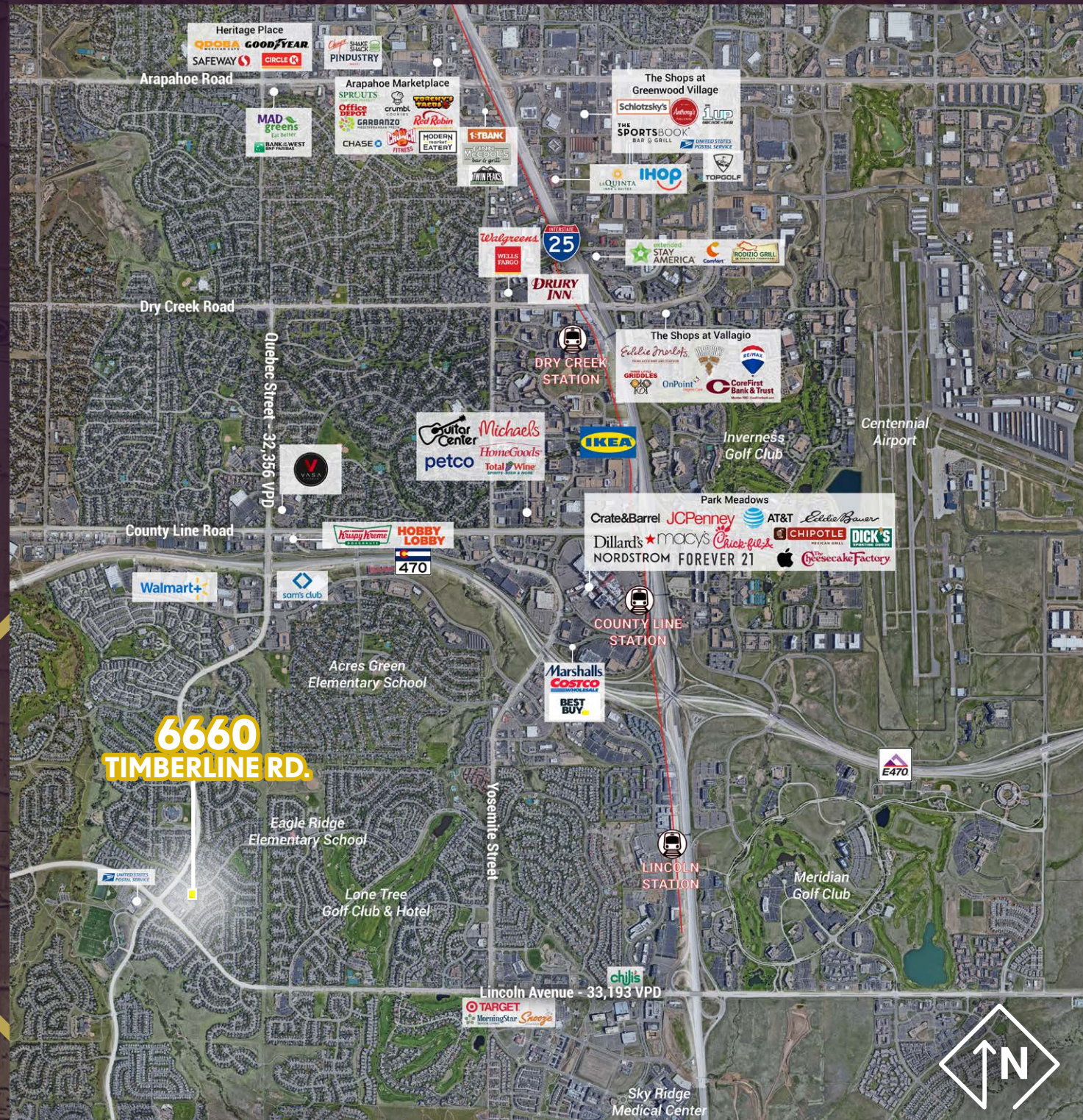


EastRidge Medical

6660 Timberline Rd., Highlands Ranch, CO 80130



EastRidge Medical

6660 TIMBERLINE RD.

Highlands Ranch, CO 80130



**2,120 SF
FOR LEASE**



KINSEY & COMPANY
COMMERCIAL REAL ESTATE

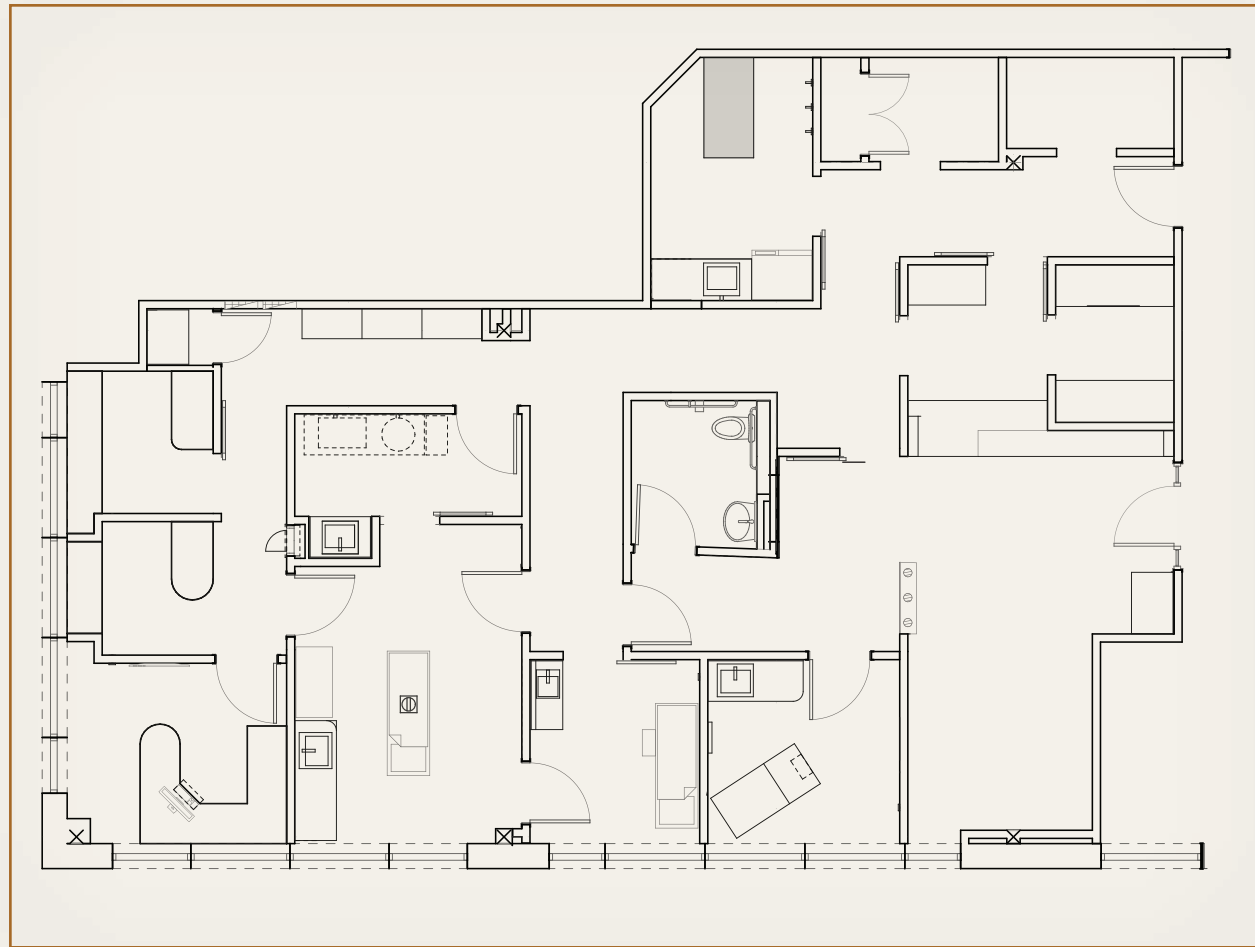
Jason F. Kinsey
Managing Principal
720-280-5757
Jason@KinseyCRE.com

Brady Kinsey
Principal
303-847-1295
Brady@KinseyCRE.com

DISCLAIMER: All of the information contain in this Marketing Brochure has been gathered from reliable sources. Kinsey & Company Commercial Real Estate, LLC makes no guarantee, warranty or representation regarding the accuracy of this information. Interested parties are responsible to independently verify the information contained within this Marketing Brochure.

FLOOR PLAN

EastRidge Medical
6660 TIMBERLINE RD.
 Highlands Ranch, CO 80130



Availability Information

Available: For Lease
 SF Available: 2,120 SF
 Pricing: Contact Broker

Highlights

- Second generation medical space available
- Landlord willing to contribute to the costs to modify the space to suit another medical practice's needs
- Monument signage available
- Located within Douglas County, which is consistently rated as the top best counties to live in and best counties for families in Colorado

Traffic Counts

Lincoln Avenue: 33,193 VPD
 S. Quebec Street: 32,356 VPD
 Source: 2012 & 2022 MPSI Estimates

Demographics

	1 Mile	3 Miles	5 Miles
Population	14,698	99,948	208,803
Average Household Income	\$157,284	\$153,549	\$150,964
Daytime Population	1,064	52,320	161,469

Source: CoStar

Jason F. Kinsey
 Managing Principal
 720-280-5757
 Jason@KinseyCRE.com

Brady Kinsey
 Principal
 303-847-1295
 Brady@KinseyCRE.com

