



FOR LEASE

# Highlands Ranch Marketplace

9385 S. Colorado Blvd. | Highlands Ranch, Colorado 80126



## Retail Space Available

Suite 101: 2,000 SF - Former Orthodontist

Lease Rate: \$28.00/SF NNN  
NNN: \$14.68

- Great Visibility with High Traffic Counts
- Located in the heart of Highlands Ranch
- Easy Access to C-470

**Blake Kahlich**

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## Availability:

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Site Plan

## Demographics

	1 Mile	3 Miles	5 Miles
2026 Projection	16,447	120,095	237,722
2021 Estimate	15,847	116,691	227,000
Avg. HH Income	\$171,208	\$163,422	\$160,572

## Traffic Counts

Colorado Boulevard	26,000 VPD
University Boulevard	38,000 VPD



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