

# VACANT BUILDING WITH DRIVE-THRU

Investment Opportunity

Highlands Ranch CO | Denver MSA | \$176,251 Average Household Income



1105 Sergeant Jon Stiles Drive

**HIGHLANDS RANCH** COLORADO

ACTUAL SITE





## EXCLUSIVELY MARKETED BY

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# OFFERING SUMMARY

## PROPERTY SPECIFICATIONS

<b>Address</b>	1105 Sergeant Jon Stiles Dr, Highlands Ranch, CO 80129
<b>Ownership</b>	Fee Simple (Land & Building Ownership)
<b>Asking Price</b>	\$2,500,000
<b>Rentable Area</b>	4,115 SF
<b>Land Area</b>	1.11 AC
<b>Year Built</b>	2015
<b>Parcel Number</b>	R0479 013



## INVESTMENT HIGHLIGHTS

### High Income Area

- Highlands Ranch is located in Douglas County, the wealthiest Area in the Denver MSA – and top 5 in the State of Colorado. Average household income is \$176,251

### Dense Population

- 210,061 population within a 5-mile radius, located 15 miles from downtown Denver

### Highlands Ranch Towne Center & Highlands Ranch Town Center North

- Combined Regional Shopping Center with 595,472 SF, Anchored by Super Target, Home Depot and Bed Bath & Beyond. Super Target is ranked in the top 89% of all Target locations nationwide (Placer.ai). 63,033 VPD at the intersection of Highlands Ranch Pkwy & Kendrick Castillo Way.

### Excellent Retail location

- Well positioned in a top Retail Center in the most desirable market in the Denver MSA. Dense in-fill population and high barriers to entry.

### Major Traffic Drivers

- Located across from UC Health Highlands Ranch Hospital, a 139 bed acute care Hospital
- 1.5 miles north of Thunder Ridge High School, with 1,900 students
- 1 mile to Visa Denver Tech Campus, #5 employer in Douglas County and one of only 4 Visa Data Centers worldwide

## PROPERTY OVERVIEW

### LOCATION



Highlands Ranch, Colorado  
Douglas County  
Denver MSA

### PARKING



There are ~56 parking spaces on the owned parcel.  
The parking ratio is approximately 14.74 stalls per 1,000 SF of leasable area.

### ACCESS



Town Center Dr: 2 Access Points  
Highlands Ranch Pkwy: 1 Access Point

### PARCEL



Parcel Number: R0479013  
Acres: ~1.11  
Square Feet: ~48,308 SF

### TRAFFIC COUNTS



Town Center Dr: 7,090 VPD  
Highlands Ranch Pkwy: 29,580 VPD  
Kendrick Castillo Way (Lucent Blvd): 33,453 VPD

### CONSTRUCTION



Year Built: 2015

### IMPROVEMENTS



There is approximately 4,115 SF of existing leasable building area

### ZONING



PD – Planned Development District











# HIGHLANDS RANCH TOWN CENTER



S BROADWAY

Douglas County Libraries

33,300 VPD

# HIGHLANDS RANCH TOWN CENTER



Eldorado Elementary School

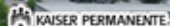
Thunder Ridge High School

KENDRICK CASTILLO WAY 33,453 VPD

W HIGHLANDS RANCH PKWY 29,580 VPD

W TOWN CENTER DR 7,090 VPD

SITE



# HIGHLANDS RANCH TOWN CENTER



SSG CHRIS FALKEL DR





Thunder Ridge  
High School



KAISER PERMANENTE

KENDRICK CASTILLO WAY 33,453 VPD

kekes breakfast cafe

Redstone  
Dental Center

THE GODDARD SCHOOL  
FOR EARLY CHILDHOOD DEVELOPMENT

SITE

HIGHLANDS RANCH  
TOWN CENTER

Target

petco

Sherwin-Williams

GameStop

MATTRESS FIRM



W TOWN CENTER DR 7,090 VPD







**HIGHLANDS RANCH  
TOWN CENTER**

**KENDRICK  
CASTILLO WAY 33,453 VPD**

**SITE**

**W TOWN CENTER DR 7,090 VPD**

















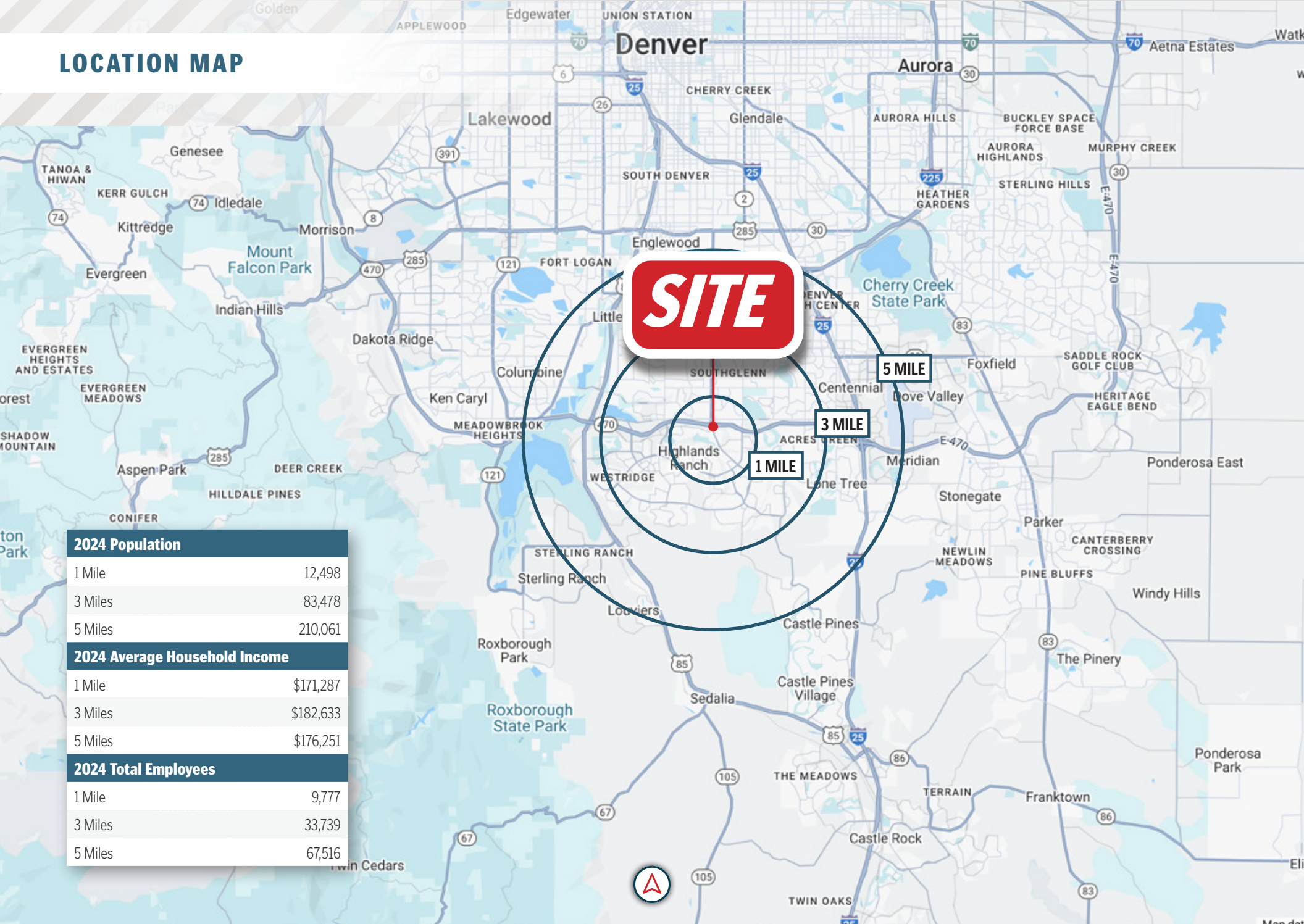
# Vacant QSR

Highlands Ranch CO





## LOCATION MAP





## AREA OVERVIEW



### HIGHLANDS RANCH, COLORADO

Highlands Ranch, Colorado, is a well-established master-planned community located about 12 miles south of Denver in Douglas County. Developed in the early 1980s on former ranchland, it has grown into one of Colorado's largest unincorporated communities, with an estimated population of over 102,314 in 2024. The area offers scenic beauty at an elevation of around 5,800 feet and is known for its clean, suburban layout, excellent infrastructure, and family-friendly environment.

Residents enjoy top-rated schools, extensive parks and trails, and over 8,000 acres of open space including the Backcountry Wilderness Area and the historic Highlands Ranch Mansion. The community offers more than 50 miles of paved and natural trails, multiple recreation centers, and well-maintained public spaces managed by the Metro District. Highlands Ranch is also home to several highly ranked public and private schools, including STEM School Highlands Ranch and Valor Christian High School.

The area attracts professionals and families seeking safety, quality education, and outdoor access—all while maintaining proximity to Denver. With a strong housing market, high homeownership rates, and a median household income above the national average, Highlands Ranch is considered an upscale suburb. Though the cost of living is relatively high, residents appreciate the blend of convenience, natural beauty, and tight-knit community living.

Douglas County, Colorado is one of the fastest-growing and most affluent counties in the state, located just south of Denver. It stretches from the southern Denver suburbs (like Highlands Ranch, Lone Tree, and Parker) down to Castle Rock, the county seat, and further south to more rural areas near Larkspur and Sedalia. With its mix of modern suburban development and open natural spaces, Douglas County balances urban convenience with a scenic, outdoor lifestyle.

The county is known for its excellent public schools, safe communities, and high quality of life. It consistently ranks among the top U.S. counties for income, health, and education. Major employers include tech companies, healthcare providers, and public services, with many residents commuting to the Denver Tech Center or downtown Denver.



## AREA OVERVIEW

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Estimated Population	12,498	83,478	210,061
2029 Projected Population	13,267	86,513	214,410
2010 Census Population	10,634	73,266	192,553
Projected Annual Growth 2024 to 2029	1.20%	0.72%	0.41%
Historical Annual Growth 2010 to 2020	1.19%	1.20%	0.76%
<b>Households &amp; Growth</b>			
2024 Estimated Households	5,294	32,718	81,398
2029 Projected Households	5,732	34,547	83,989
2010 Census Households	4,127	27,371	73,606
Projected Annual Growth 2024 to 2029	1.60%	1.09%	0.63%
Historical Annual Growth 2010 to 2020	1.70%	1.49%	0.79%
<b>Race &amp; Ethnicity</b>			
2024 Estimated White	83.53%	86.87%	86.54%
2024 Estimated Black or African American	1.32%	1.17%	1.29%
2024 Estimated Asian or Pacific Islander	8.18%	5.24%	5.25%
2024 Estimated American Indian or Native Alaskan	0.46%	0.49%	0.61%
2024 Estimated Other Races	2.65%	2.12%	2.71%
2024 Estimated Hispanic	9.91%	9.29%	10.71%
<b>Income</b>			
2024 Estimated Average Household Income	\$171,287	\$182,633	\$176,251
2024 Estimated Median Household Income	\$131,541	\$139,593	\$131,438
2024 Estimated Per Capita Income	\$74,673	\$71,571	\$68,395
<b>Businesses &amp; Employees</b>			
2024 Estimated Total Businesses	729	2,981	6,594
2024 Estimated Total Employees	9,777	33,739	67,516







## THE EXCLUSIVE NATIONAL NET LEASE TEAM

of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**25+**

OFFICES

**\$5B+**

TRANSACTION  
VALUE

company-wide  
in 2024

**600+**

CAPITAL MARKETS  
PROPERTIES

SOLD  
in 2024

**\$2.5B+**

CAPITAL MARKETS  
TRANSACTION

VALUE  
in 2024

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