

# PROMENADE AT HIGHLANDS RANCH

2660-2690 E. County Line Road, Highlands Ranch, CO 80126

2ND GENERATION RESTAURANT & PAD OPPORTUNITY



**FOR LEASE**

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# PROMENADE AT HIGHLANDS RANCH

2660-2690 E. County Line Road, Highlands Ranch, CO 80126

## PROPERTY HIGHLIGHTS

### 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.

#### NNN

\$9.70/SF

#### PAD OPPORTUNITY

Size: 7,000 SF

Rate: \$85K/Yr. GL

#### CITY / COUNTY

Unincorporated  
Douglas County

#### ZONING

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

### RETAIL SPACE AVAILABLE

Suite	Size	Rate
*2670 G	1,485 SF	\$22.00/SF
2680 A-L	4,998 SF	Negotiable
*2690 E	4,688 SF	\$24.00/SF
*2690 D	2,455 SF	\$22.00/SF
*Can be combined for 7,143 SF		

### TRAFFIC COUNTS

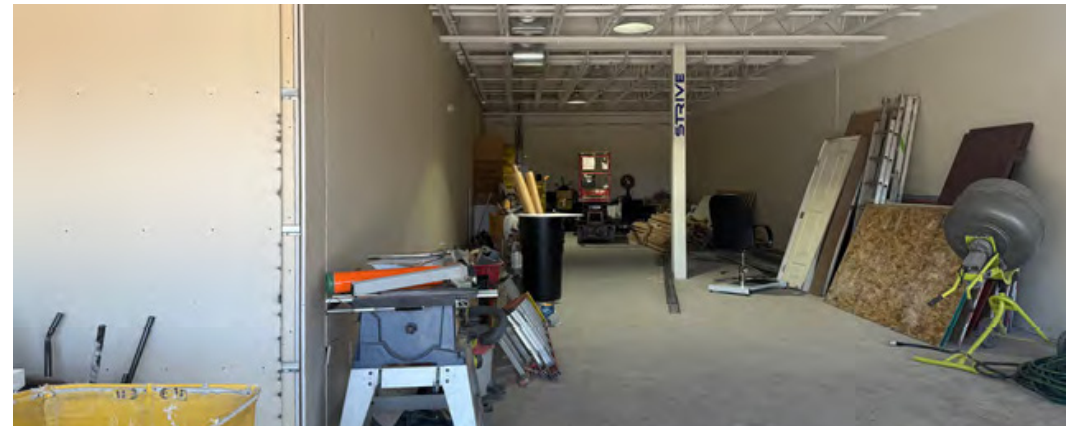
Year: 2024 | Source: DRCOG 2023, 2021, CDOT 2023

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

### DEMOGRAPHICS

Year: 2024 | Source: Esri

Suite	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



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## SITE PLAN



SUITE	TENANT	SF
2660A	International Hot Tub Company	4,580
2660B-D	Taste of Philly	1,671
2660E	Berkshire Hathaway	2,089
2670A1	5.11 Tactical Stores	5,412
2670A2	Rajeunir Medical Spa	2,353
2670B	Carpet Mills Outlet Stores	7,829
2670F	The Phoenix Physical Therapy & Sports Medicine	1,447
2670G1	Red Light Activate	1,641
2670G	AVAILABLE - VANILLA SHELL	1,485
2670H	F45 Training	2,376
2670I	Graze Craze	1,405
2670K	Adio Chiropractic	1,235
2670M	Vesper Salon Spa	4,495
2670O	Club Champion	4,056
2680A-B	Max Taps Co	6,095
2680C	Fitness Premier	19,500
2680D	Vet	1,768
2680F	Kingdom Countertops & Cabinetry	2,232
2680G	State Farm	1,229
2680K	Fitness Premier	2,600
2680M	CEC Urgent Care	3,390
2680A-L	AVAILABLE - BASEMENT	4,998
2690A	Player's Bench	15,000
2690B	Modern Vintage Market	5,929
2690D	AVAILABLE - FORMER KARATE STUDIO	2,455
2690E	AVAILABLE - 2ND GEN RESTAURANT	4,688
P	BikeSource	21,273
Q	Fitness Gallery	5,341

Can be combined for 7,143 SF

# PROMENADE AT HIGHLANDS RANCH

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SOUTH FACING



470

106,924 VPD

110,000 VPD

Can be combined for 7,143 SF

2,455 SF

4,688 SF

FITNESS GALLERY

F45

Carpet Mill

5.11

PURE HOCKEY

adjo

VESPER

CLUB CHAMPION

graze & craze

1,485 SF

Colorado Style HOME FURNISHINGS

COMPLETE CARE

State Farm

PAD AVAILABLE

FITNESS PREMIER

KINGDOM COUNTERTOPS & CABINETS

Colorado Style HOME FURNISHINGS

MAX TAPS

TASTE PHILLY

BH HS

IHT

19,645 VPD

E. County Line Road



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EAST FACING



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## PROPERTY PHOTOS



SUITE 2690 D | 2,455 SF | FORMER KARATE



SUITE 2670 G | 1,485 SF | VANILLA SHELL



SUITE 2680A-L | 4,998 SF | BASEMENT



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## SECOND-GENERATION RESTAURANT

### UNIT 2690 E

4,688 SF

### RENT

\$24.00/SF

### NNN

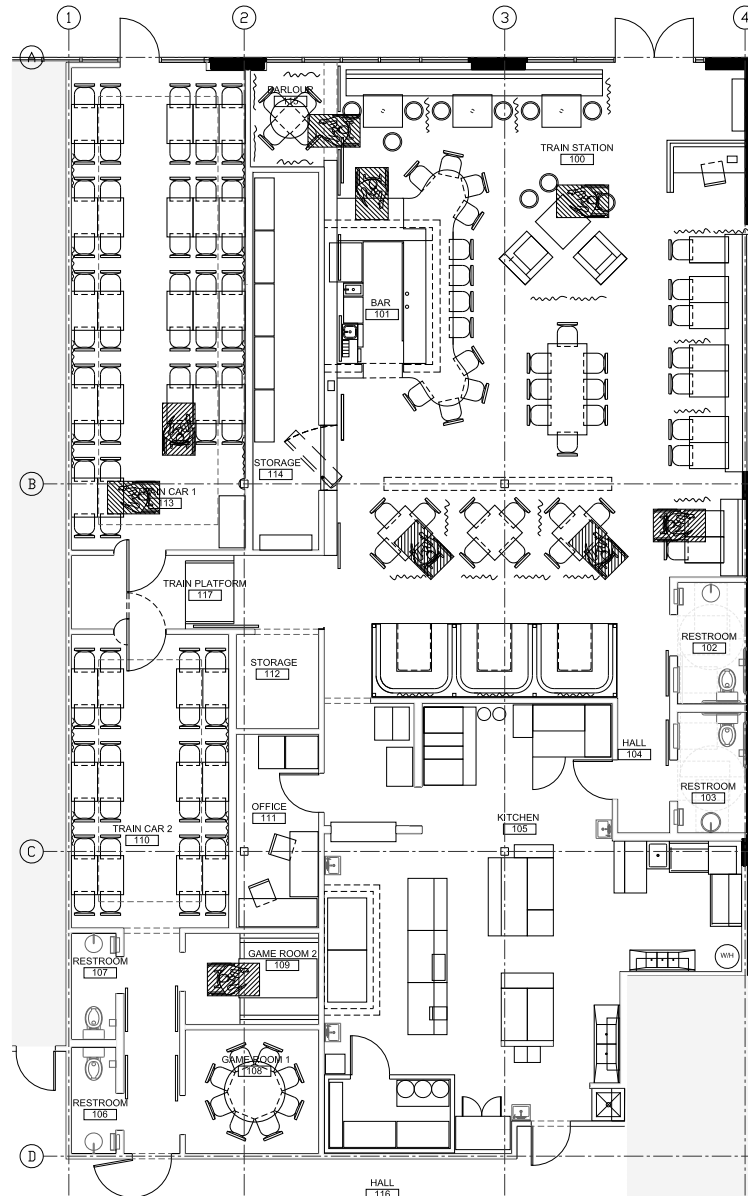
\$9.70/SF NNN

### 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



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## PAD OPPORTUNITY

### PAD

Up to 0.35 AC

### RENT

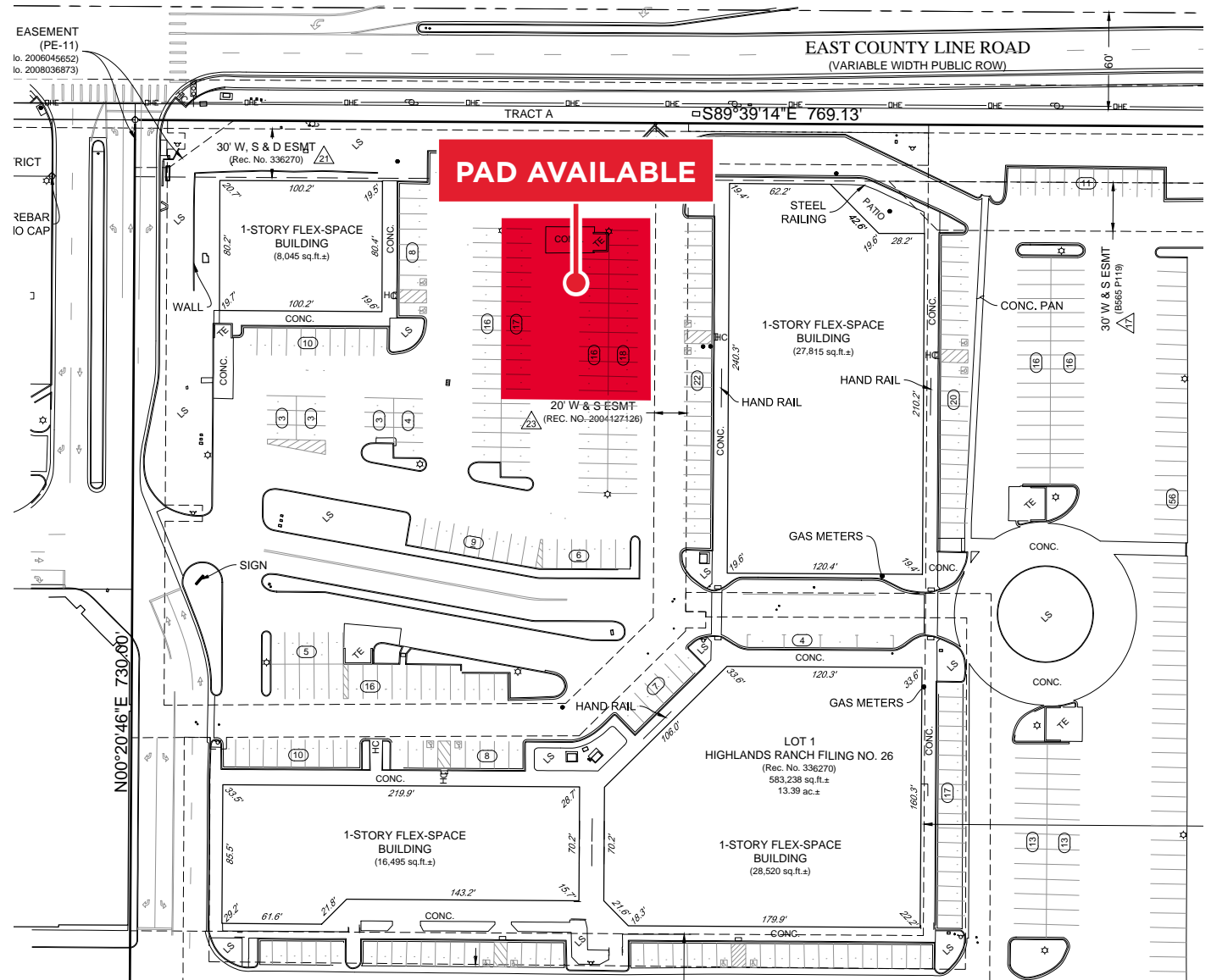
\$85,000/year

### ZONING

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

### FEATURES

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





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