

9425-9473A S University Boulevard
Highlands Ranch, CO 80126



Highlands Ranch Marketplace

100 % LEASED

Lease Rate:

\$30.00 /SF/YR + NNN

Retail – Space For Lease

Property Highlights:

- Premiere retail center in the heart of Highlands Ranch
- Anchored by Staples and Ross Dress For Less
- Excellent visibility and accessibility at intersection shared with Whole Foods, King Soopers, Walgreen's and Ace Hardware
- S University Blvd /Highlands Ranch Pkwy:33,960 VPD

| Demographics: | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|------------|
| 2014 Population: | 15,069 | 110,114 | 212,384 |
| Avg. HH Income: | \$132,334 | \$124,847 | \$ 118,066 |
| Households Estimate | 5,142 | 39,849 | 80,530 |



Alli Stover, Landlord Representative | astover@matrixgroupinc.com

Matrix Group, Inc. 1805 S. Bellaire St. Suite 400, Denver CO, 80222 | www.matrixgroupinc.com

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