

PROMENADE AT HIGHLANDS RANCH

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

SHOP SPACE & PAD OPPORTUNITY



FOR LEASE

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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.

RETAIL SPACE AVAILABLE

Suite	Size	Rate
*2670 G	1,485 SF	\$22.00/SF
2680 A-L	4,998 SF	Negotiable
*2690 D	2,455 SF	\$22.00/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

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](#))

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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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	Dumpling Bay	4,688
P	BikeSource	21,273
Q	Fitness Gallery	5,341

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SOUTH FACING



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E. County Line Road

19,645 VPD

PAD AVAILABLE

2,455 SF

1,485 SF

5.11

Logos: MAX TAPS, FITNESS PREMIER, KINGDOM COUNTERTOPS & CABINETRY, COMPLETE CARE, State Farm, graze & craze, FITNESS GALLERY, PURE HOCKEY, BHHS, TASTE PHILLY, IHT, adio, F45, Carpet Mill, VESPER, CLUB CHAMPION, Colorado Style HOME FURNISHINGS.

North Arrow

PAD AVAILABLE



19,645 VPD

2,455 SF

1,485 SF

5.11

Colorado Style®
HOME FURNISHINGS

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PAD OPPORTUNITY

PAD

Up to 0.35 AC

RENT

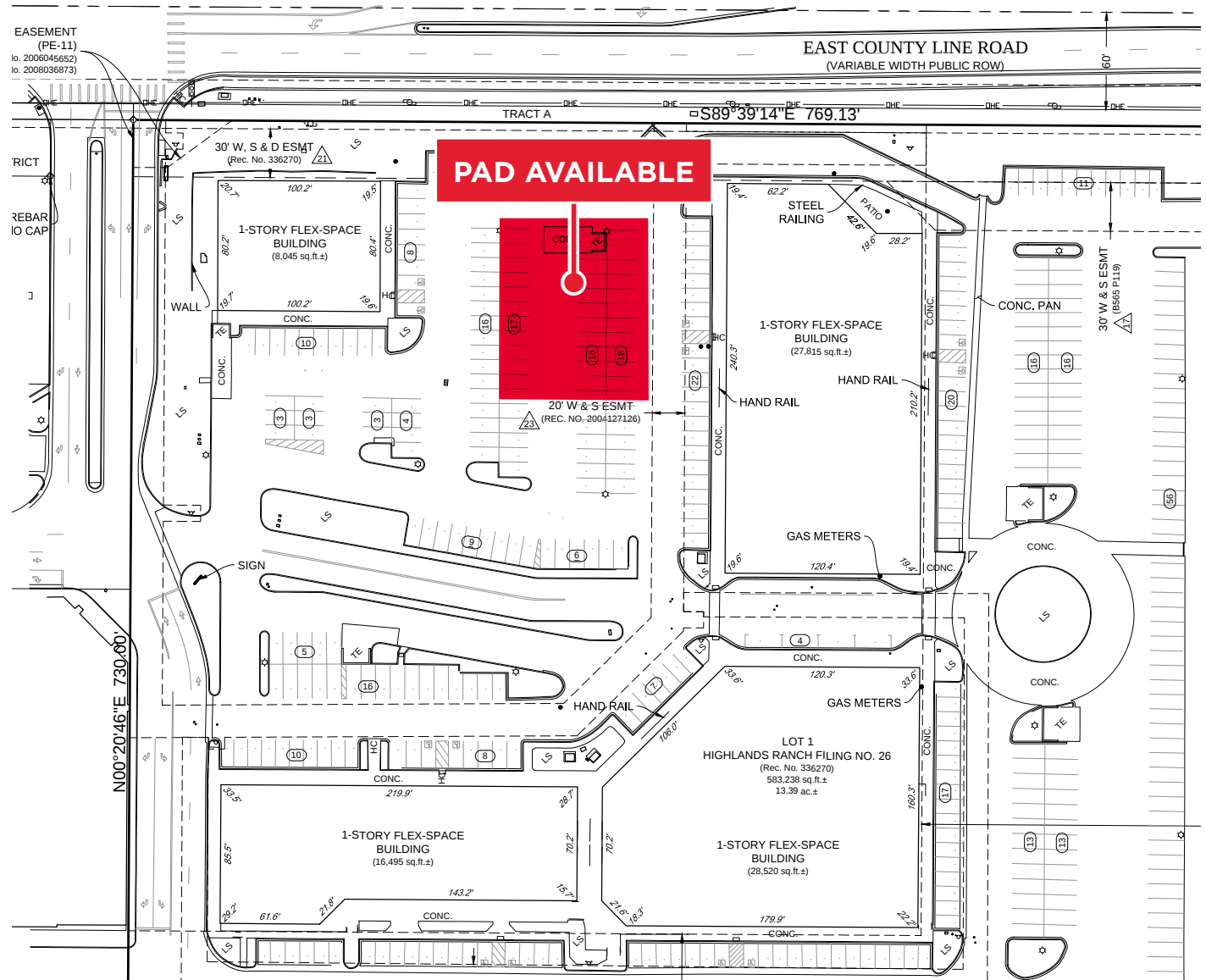
\$85,000/year

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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The map illustrates the proposed 'SITE' location in Southglenn, Colorado, situated at the intersection of Santa Fe Drive and S. University Boulevard. The site is highlighted in red. Surrounding the site are various commercial centers, shopping malls, and schools. Key locations include Aspen Grove, Southbridge Plaza, Highlands Ranch Shopping Center, Village Center West, and several high schools like Heritage High School and Thunder Ridge High School. The map also shows major roads like I-25 and I-470, and numerous retail and dining establishments such as Target, Petco, Safeway, and McDonald's.

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