

# 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

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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
*2670 G-1	1,641 SF	\$22.00/SF
*Can be combined for 3,126 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

### 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](#))



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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	AVAILABLE - FORMER NAIL SALON	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 3,126 SF

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 3,126 SF

Can be combined for 7,143 SF

2,455 SF

1,641 SF

4,688 SF

1,485 SF

PAD AVAILABLE

19,645 VPD

E. County Line Road



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EAST FACING



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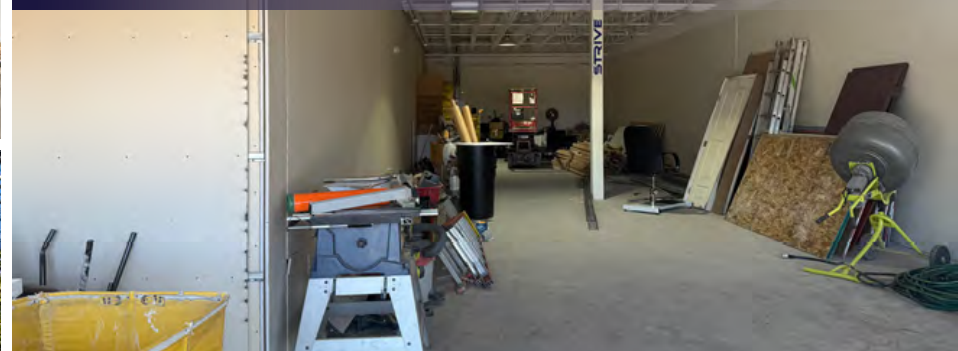
## PROPERTY PHOTOS



SUITE 2670 G-1 | 1,641 SF | FORMER NAILS



SUITE 2670 G | 1,485 SF | VANILLA SHELL



SUITE 2670 I | 1,405 SF | OPEN LAYOUT



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## SECOND-GENERATION RESTAURANT

### UNIT 2690 E

4,688 SF

### RENT

\$24.00/SF

### NNN

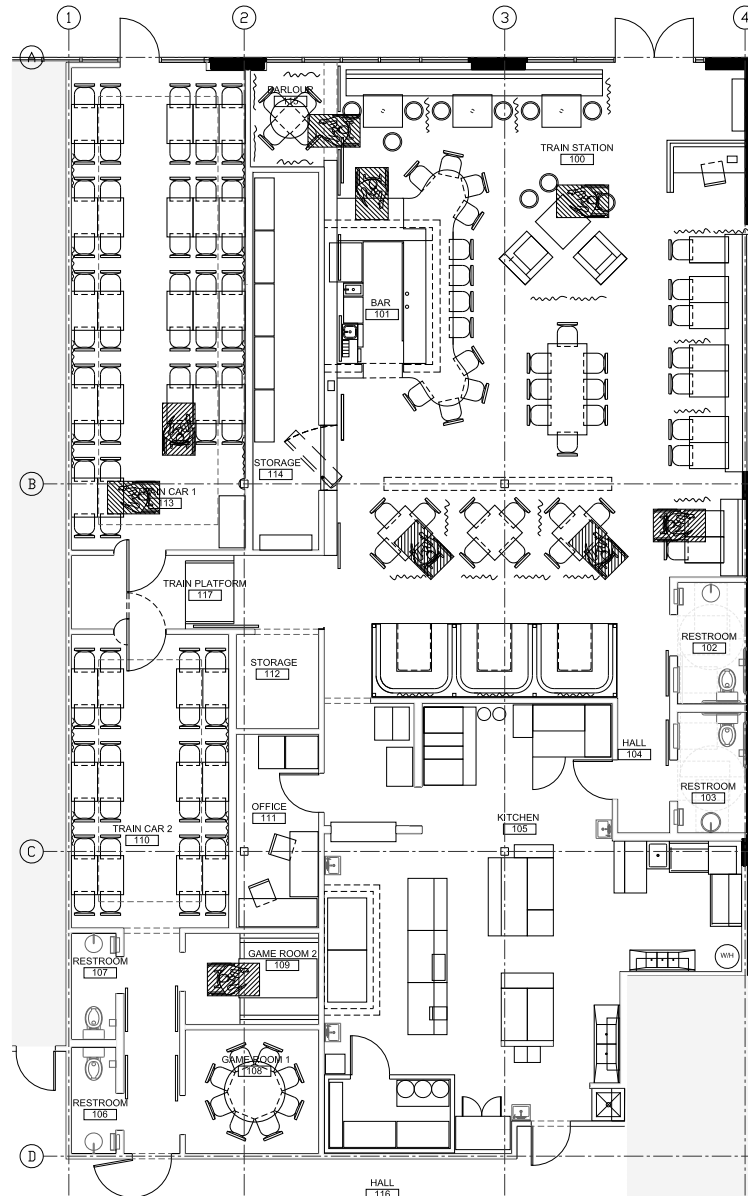
\$9.70/SF NNN

### 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

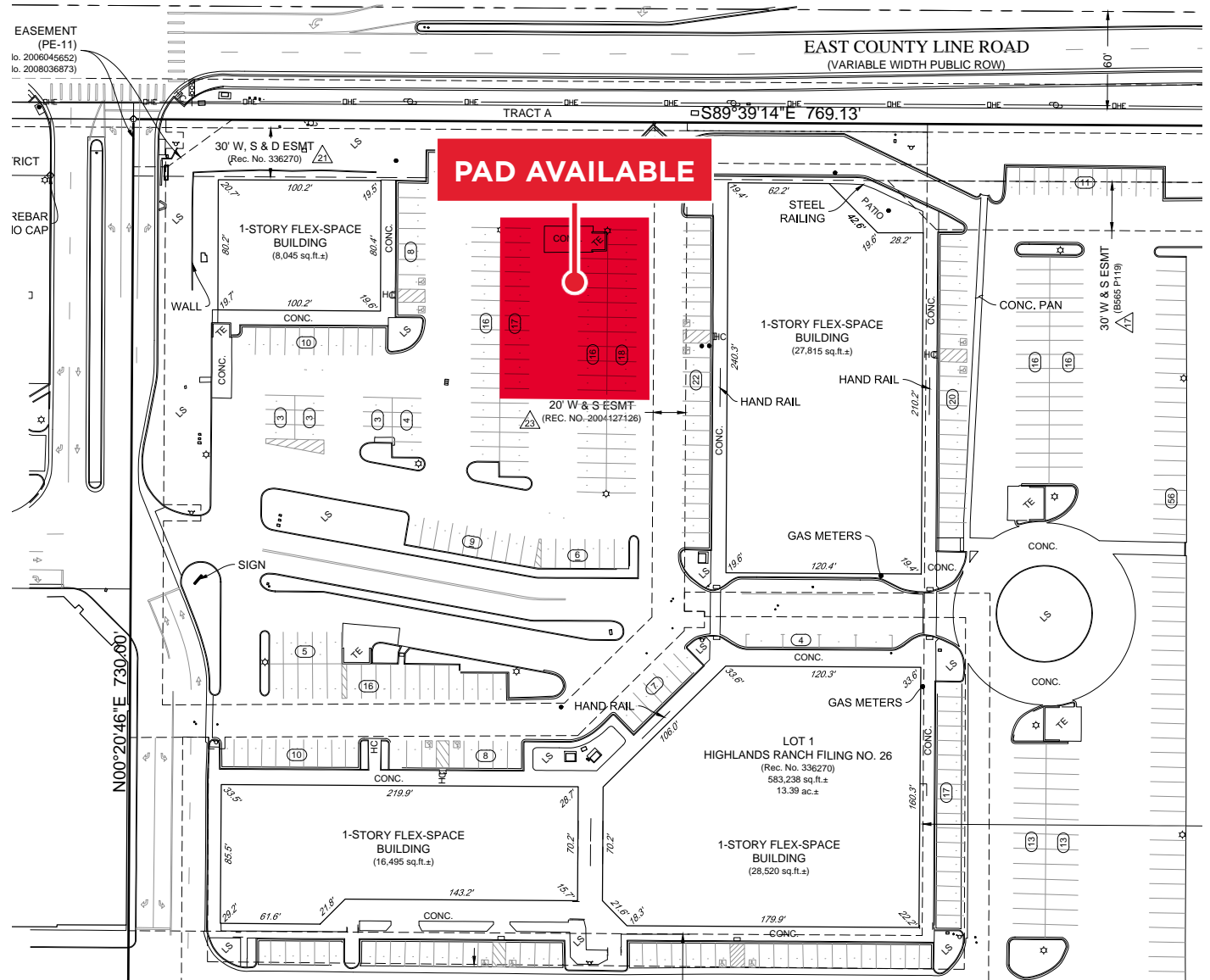
\$85,000/year

### 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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## TRADE AREA



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