

# HIGHLANDS RANCH TOWN CENTER

Highlands Ranch, CO 80129

AVAILABLE FOR LEASE



## HIGHLIGHTS

- 1,273 SF (LEASE PENDING) & 1,436 SF SPACE AVAILABLE
- A GREAT CENTER ANCHORED BY HOME DEPOT, OFFICE MAX AND MICHAELS
- DIRECTLY ACROSS FROM TARGET AND PETCO
- GREAT ACCESS ON HIGHLANDS RANCH PKWY AND LUCENT BLVD WITH OVER 40,000 VEHICLES PER DAY COMBINED

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**LEGEND**  
PARTNERS ■■■■

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**2.3 MILLION ANNUAL VISITS** (Placer.ai)

# LOCATION



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	13,401	78,987	209,209
2030 PROJECTED POPULATION	14,350	81,013	212,186
2025 EST. DAYTIME POPULATION	18,268	78,766	185,621
2025 EST. AVG HH INCOME	\$163,749	\$181,003	\$174,081
2025 EST. HOUSEHOLDS	5,859	31,107	81,361
2025 EST. BUSINESSES	763	2,878	6,567

## TRAFFIC

**LUCENT BOULEVARD**  
33,453 VEHICLES PER DAY

**HIGHLANDS RANCH PKWY**  
23,733 VEHICLES PER DAY

**PARTNER XTEAM**  
RETAIL ADVISORS

