

uhealth

# Highlands Ranch Medical Plaza 2

Grow your practice on the UCHealth  
Highlands Ranch Hospital campus, in one  
of Colorado's fastest-growing markets



Remedy 



# Expand or relocate your practice in a highly desirable market with high-growth outpatient volumes.

UCHealth has made a substantial commitment to Highlands Ranch and the south metro Denver market, with its population density, affluency, and increasing demand for outpatient services. The system is continuing that commitment by partnering with Remedy Medical Properties to develop a 4-story, 119,000 SF outpatient center with full-floor ambulatory surgery center, imaging, lab, and medical office space directly adjacent to its Highlands Ranch Hospital.

The modern, convenient Highlands Ranch Medical Plaza 2, combined with the latest medical technologies and innovations available next door at the hospital, will create a premier healthcare hub for patients across the far southern suburbs of Denver.

### Outpatient Visit Volumes Projected 5-Year Growth, 2025-2030

Endocrinology	23.4%
Hematology & Oncology	16.4%
Pulmonology	15.0%
Gastroenterology	13.8%
General Medicine	13.6%
Cardiovascular	12.6%
Urology	12.2%
Ophthalmology	11.3%
Neurology	10.8%
Orthopedics	10.7%
General Surgery	10.1%
Otolaryngology	8.4%
Women's Health	1.6%

Source: Sg2 Analytics

## CONTACT US TODAY FOR MORE INFORMATION

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### ATTRACTIVE SERVICE AREA

Highlands Ranch is a growing, densely populated, and affluent suburb with high market attractiveness scores, which are based on a number of factors. The outpatient center's service area boasts a large population of 428,017 with a high median household income of \$121,582.



### HIGH-GROWTH OUTPATIENT VOLUMES

The senior cohort in the service area is expected to grow by 17.1% over the next five years, which signals a valuable market. Outpatient visits are projected to grow by an impressive 24.5% on average over the next five years, with outpatient procedure volumes growing by 12.5%.



### STRATEGIC LOCATION

The outpatient center will be right next door to the UCHealth Highlands Ranch Hospital, located 15 miles south of Denver just outside the C-470 loop encircling the metro area. Established in 2019, the 93-bed hospital generates \$215 million in annual revenue, with 5,000+ annual discharges and an annual daily census of 77.



### UCHEALTH ANCHOR SERVICES

UCHealth will anchor the building with multispecialty care, imaging, and physical therapy. CU Medicine will also provide orthopedic care.



### ASC, IMAGING, LAB, MEDICAL OFFICES

The 4-story outpatient center will house imaging and lab on the first floor, a 5-OR ASC on the fourth floor, and medical office space throughout the building for a variety of UCHealth and independent practices.



### IDEAL FOR SURGICAL SPECIALTIES

This is a prime location for general surgery practices and surgical specialties such as gastroenterology, ophthalmology, orthopedics, otolaryngology, and urology.

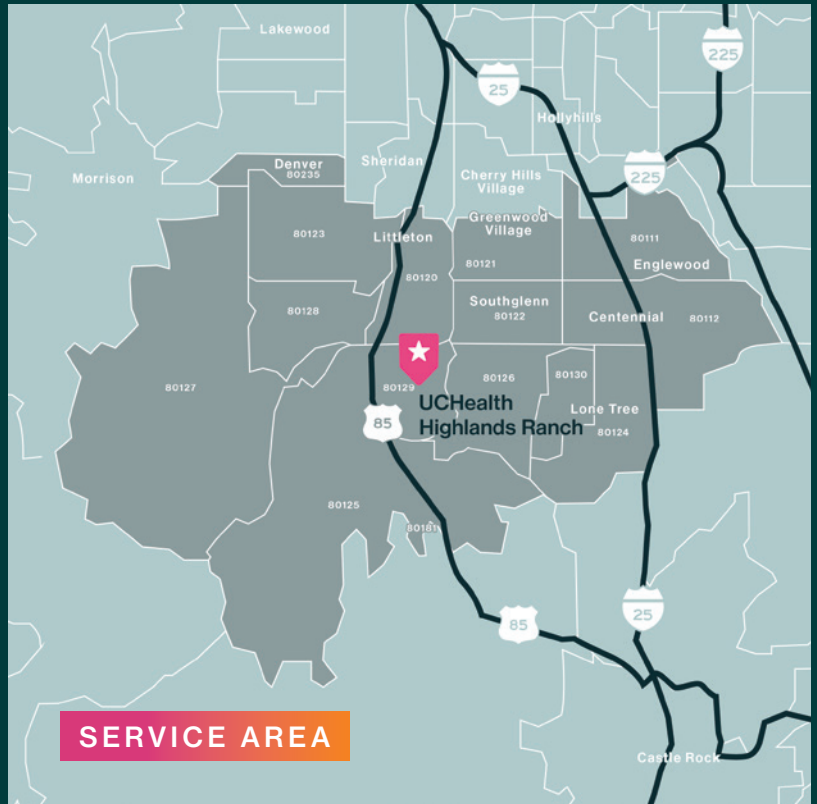


# Partner with Us from the Ground Up

At Remedy Medical Properties, we combine healthcare real estate *and* strategic planning expertise to help provider practices like yours improve market share, edge out the competition, and get the most out of every square foot — all with our low-cost capital.

Our team has developed over 7 million square feet for health systems and physician groups across the United States, with significant experience in Colorado. We know where the Colorado market's been and can help you get ahead of where it's going next. If it's time for your group to expand or relocate, contact Remedy to discuss leasing opportunities at UHealth Highlands Ranch Medical Plaza 2.

Our healthcare advisory team has established a 20-minute drive-time radius for the building's service area, which pulls from Littleton, Lone Tree, Centennial, Englewood, Southglenn, Greenwood Village, and part of south Denver.



**119,000 SF**

OUTPATIENT CENTER  
ADJACENT TO HOSPITAL CAMPUS

**20-Minute**

DRIVE-TIME RADIUS  
FOR BUILDING SERVICE AREA

**426,767**

SERVICE AREA  
POPULATION

**16.0%**

AGE 65+ POPULATION GROWTH  
OVER THE NEXT 5 YEARS

**12.6%**

AVERAGE OUTPATIENT VISIT  
GROWTH OVER THE NEXT 5 YEARS

**\$130,614**

MEDIAN  
HOUSEHOLD INCOME

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