

# Highlands Ranch Marketplace III

9385 South Colorado Blvd, Highlands Ranch, Colorado 80126



## RETAIL SPACE AVAILABLE

**RATES \$23.00 psf**  
**NNN \$10.77 psf**

### Approx Traffic Counts (2007)

On S Colorado Blvd at S University Blvd **130,000 CPD**

*rounded to nearest zeroes*

Area Demographics (2005)	1-Mile	3-Miles	5-Miles
Population	<b>19,932</b>	<b>107,458</b>	<b>201,656</b>
Average HH Income	<b>\$113,606</b>	<b>\$115,362</b>	<b>\$110,315</b>

Sources: Claritas (2005/2007)

Highlands Ranch Marketplace III, located in a densely populated area at the intersection of South University Blvd and Colorado Blvd, is a shopping center in the heart of the retail district within the growing Highlands Ranch community. Its high daily traffic counts, as well as its high visibility from both of the adjacent major thoroughfares, and easy access from C-470 makes this center hugely convenient for the neighboring communities and businesses in the area.



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