

Highlands Ranch

9449 S. University Blvd Highlands Ranch, CO



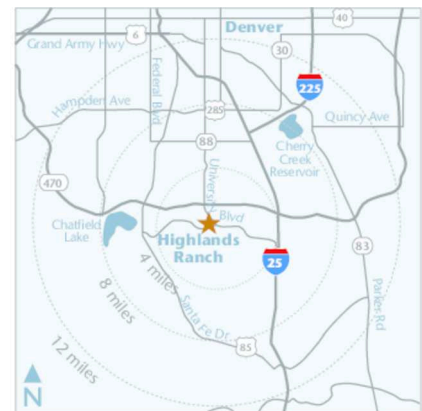
NO SUITES CURRENTLY AVAILABLE



Property Highlights

- » This is a 50,500-square-foot* shopping center located in Highlands Ranch, CO, a suburb of Denver. As of the 2010 census, Highlands Ranch had a population of more than 100,000 residents.
- » This shopping center is located in an affluent residential area. Shopping centers nearby include retailers like Target, The Home Depot, Walmart and Babies R Us.
- » Downtown Denver is located less than 20 miles away and Denver University is less than 10 miles away from the shopping center.
- » The largest employers in Denver include MapQuest, United Airlines, the Ball Corporation and the Newmont Mining Corporation.

*Approximate.



CBRE
8390 E Crescent Pkwy, Suite 300
Greenwood Village, CO 80111
www.cbre.com

Jon Weisiger
Senior Vice President
Office: 720.528.6375
Email: jon.weisiger@cbre.com

Highlands Ranch

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Property Lineup and Square Footage

Available	0	Total	50,511
Chuze Fitness	50,511		

Anchors

Market Data

Demographics**	1 Miles	3 Miles	5 Miles
2021 Estimated Population:	16,048	114,114	227,765
2016 Estimated Daytime:	12,120	81,600	255,239
2016 Estimated Households:	5,480	41,135	86,929
2016 Estimated Avg. Household Income:	\$160,104	\$148,780	\$143,896

Not to scale. *NOT A PART. **Source: ESRI.

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