



ANCHOR SPACE AVAILABLE!



1970 - 2030 E. County Line Road | Highlands Ranch, CO 80126



The Plaza at Highlands Ranch is a revitalized, Target-anchored shopping center located in one of the Denver metro area's most affluent communities. Situated in Douglas County—consistently ranked among the nation's highest-income counties—the center serves a highly educated and affluent customer base with strong purchasing power. The property features a complementary mix of national retailers and restaurants, including Target, Epic Pickle Ball, and Chili's, making it a premier shopping destination in Highlands Ranch.

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This center has exposure to over 219,000 vehicles per day

50,151 SF Jr. Anchor space coming available soon. 27' ceiling height from the deck

Join national tenants such as Target, Mens Warehouse, and more

Strong retail synergy - family focused center

This strategically located center is supported by high population densities and high household incomes due to its draw from both Highlands Ranch and Littleton



CENTER SIZE	AVAILABLE	LEASE RATE	ESTIMATED NNN
280,669 SF	1,640 – 50,151 SF	Contact Listing Broker	\$10.23/SF 2025

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population:	14,622	118,945	244,332
Average HH Income:	\$174,144	\$175,278	\$179,225
Daytime Population:	11,294	112,429	270,973

Source: ESRI, 2025 Estimates

### TRAFFIC COUNTS

On University Blvd. North of County Line Rd.:	31,812 Cars/Day
On University Blvd. South of County Line Rd.:	33,331 Cars/Day
On County Line Rd. West of University Blvd.:	23,002 Cars/Day
On County Line Rd. East of University Blvd.:	23,035 Cars/Day
On C470 at University Blvd.:	108,120 Cars/Day

Source: MPSI, 2024 & 2025 Estimates



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### SITE PLAN/TENANT LIST



### TENANTS

1970A-F	LEASE PENDING	2030A	Hand & Stone Massage	2030K	Dentist
1970G	Wild Birds Unlimited	2030C	Pottery Brothers	2030L	GOLFTEC
1970H	Bodhi Pilates	2030D	Cookie Cutters Haircuts for Kids	2030M	AVAILABLE - 1,964 SF
1970B	Epic Pickleball Club	2030E	Flour Power Kids Cooking Studio	2030N	Club Cuts
1980	AVAILABLE 4/1/27- 50,151 SF	2030F	Prom Discount Liquors	2030R-U	Mike's Bikes
2000B & D	Manic Training	2030G	Sparkle Dog	2050	Zweibel Center for Plastic Surgery
2010A	Deseret Book	2030H & J	Phenix Salon Suites		