

## Overview

LOT SIZE	1.0 AC
ASKING PRICE	\$1,100,000
GROUND LEASE RATE	\$125,000/YR



## Contact

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## Description

Located at the NEQ Highlands Ranch Parkway & Lucent Boulevard in Highlands Ranch, CO. Site has good visibility from Lucent Blvd.

Shopping Center benefits from being connected to three main arterials for the community just south of Hwy C-470.

- Area co-tenants include Target, Home Depot, Vitamin Cottage, Petco, Bed Bath & Beyond, Office Max with numerous restaurants, shop users, pad users & Children's Hospital Colorado South Campus
- As-Is Where-Is condition
- Property will be subject to Target Standard Deed Restrictions
- Subject to Use Restrictions & OEA
- Buyer responsible for lot split/plat; site development & extending utilities
- Buyer to contribute Easement Maintenance Fee
- Zoned C - Commercial

## Demographics

Demographics	1 MILE	3 MILE	5 MILE
Population	13,838	79,075	208,124
Avg. HH Income	\$137,084	\$142,659	\$133,179
Total # of Households	5,425	29,691	79,508

Year: 2019 | Source: Esri

## Traffic Counts

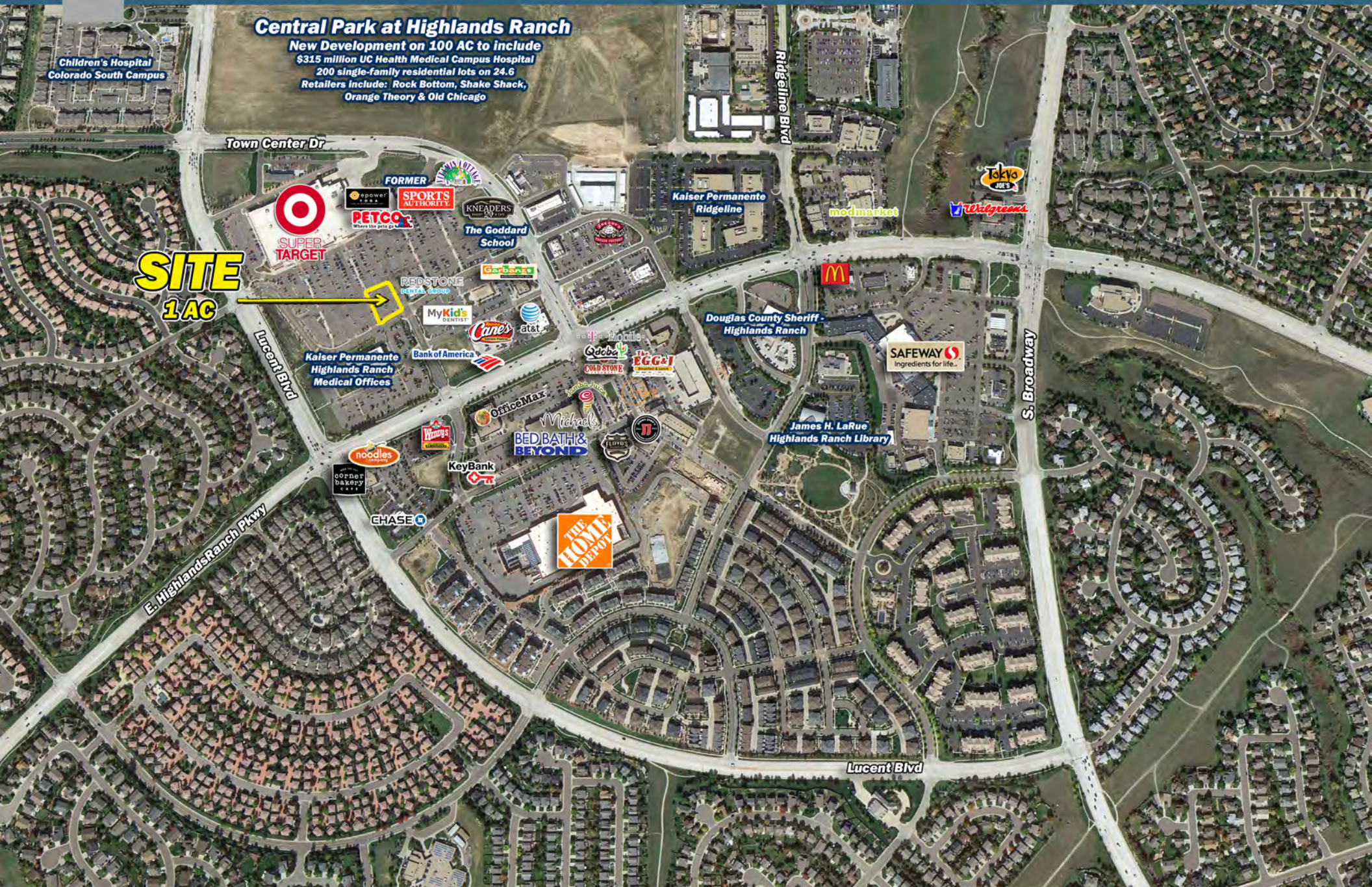
Highlands Ranch Parkway	23,589 VPD
Lucent Boulevard	33,453 VPD

Year: 2015 | Source: DRCOG



# Lucent Blvd & Highlands Ranch Pkwy Aerial

Highlands Ranch, CO









# Target Outparcel Available

NEQ Highlands Ranch Parkway & Lucent Boulevard | Highlands Ranch, CO

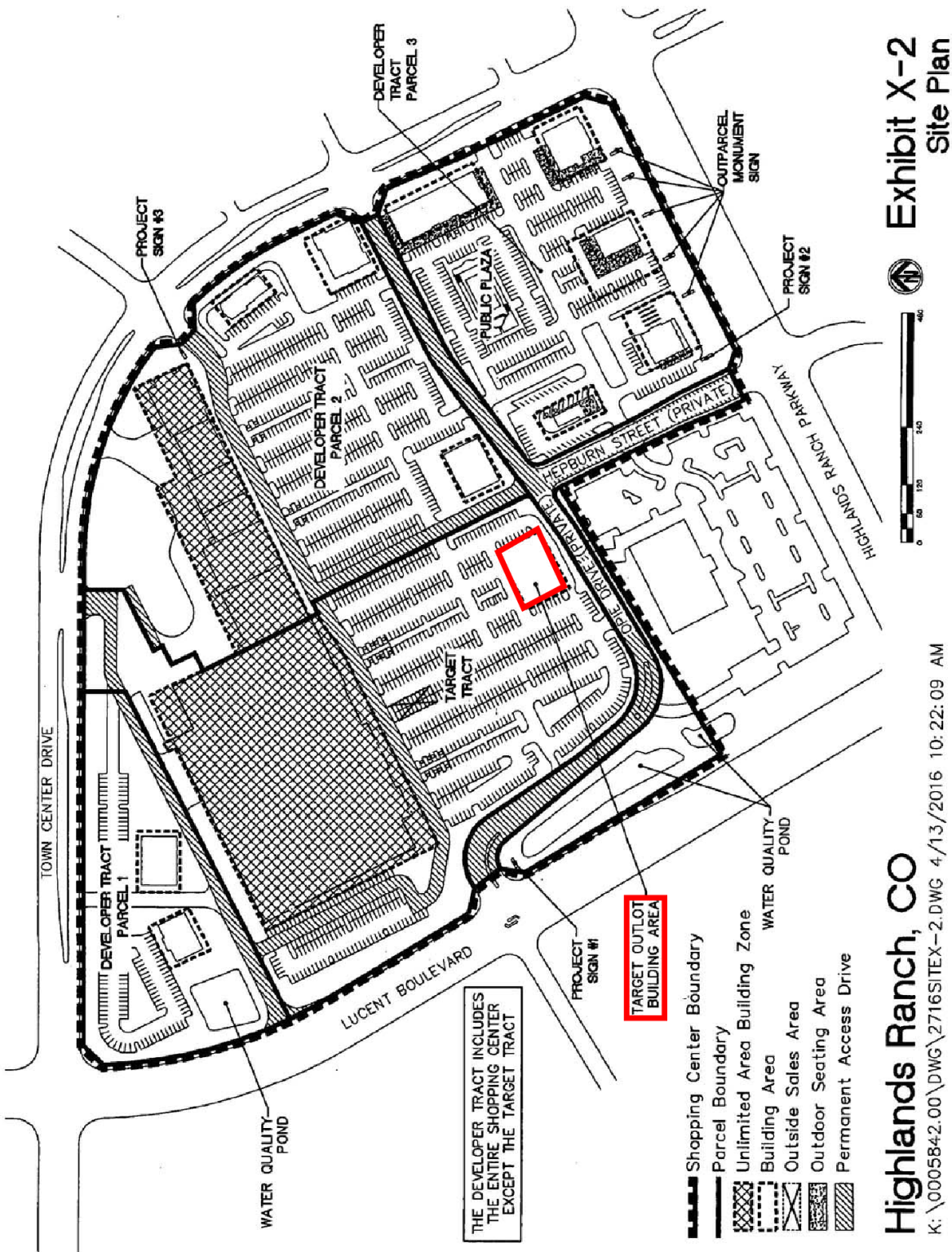


Exhibit X-2  
Site Plan

Highlands Ranch, CO

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Ref # 2016055721, Pages: 5 of 5



**Galloway**  
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# Target Outparcel Available

NEQ Highlands Ranch Parkway & Lucent Boulevard | Highlands Ranch, CO



1265 Sgt Jon Stiles Dr, Littleton, Colorado, 80129 Rings: 1, 3, 5 mile radii

Prepared by Esri Latitude: 39.54985 Longitude: -105.00578

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,318	63,024	167,908
2010 Population	11,812	68,846	189,782
2019 Population	13,838	79,075	208,124
2024 Population	15,206	86,438	221,814
2000-2010 Annual Rate	3.57%	0.89%	1.23%
2010-2019 Annual Rate	1.73%	1.51%	1.00%
2019-2024 Annual Rate	1.90%	1.80%	1.28%
2019 Male Population	48.7%	48.8%	48.8%
2019 Female Population	51.3%	51.2%	51.2%
2019 Median Age	37.8	41.4	40.9
<b>Households</b>			
2000 Households	3,066	22,386	62,658
2010 Households	4,549	25,758	72,575
2019 Total Households	5,425	29,691	79,508
2024 Total Households	6,011	32,433	84,560
2000-2010 Annual Rate	4.02%	1.41%	1.48%
2010-2019 Annual Rate	1.92%	1.55%	0.99%
2019-2024 Annual Rate	2.07%	1.78%	1.24%
2019 Average Household Size	2.55	2.66	2.61
<b>Housing Units</b>			
2019 Total Housing Units	5,613	30,613	82,242
2019 Owner Occupied Housing Units	3,751	23,399	61,109
2019 Renter Occupied Housing Units	1,674	6,292	18,399
2019 Vacant Housing Units	188	922	2,734
<b>Race and Ethnicity</b>			
2019 White Alone	87.4%	89.6%	88.3%
2019 Black Alone	1.1%	1.1%	1.3%
2019 American Indian/Alaska Native Alone	0.4%	0.4%	0.5%
2019 Asian Alone	6.2%	4.4%	4.7%
2019 Pacific Islander Alone	0.0%	0.0%	0.1%
2019 Hispanic Origin (Any Race)	8.7%	7.8%	9.1%
<b>Income</b>			
2019 Median Household Income	\$109,774	\$112,074	\$104,618
2019 Average Household Income	\$137,084	\$142,659	\$133,179
2019 Per Capita Income	\$53,671	\$53,706	\$50,824
<b>2019 Population 25+ by Educational Attainment</b>			
Total	9,084	54,007	143,124
High School Graduate	8.8%	9.5%	10.9%
GED/Alternative Credential	1.4%	1.6%	2.0%
Some College, No Degree	14.8%	15.9%	18.1%
Associate Degree	8.3%	6.5%	7.3%
Bachelor's Degree	42.3%	41.1%	38.4%
Graduate/Professional Degree	22.9%	23.6%	20.8%
<b>Daytime Population</b>			
2019 Total Daytime Population	15,094	69,214	166,775
Workers	8,652	32,348	71,001
Residents	6,442	36,866	95,774

Source: Esri, U.S. Census

October 15, 2019