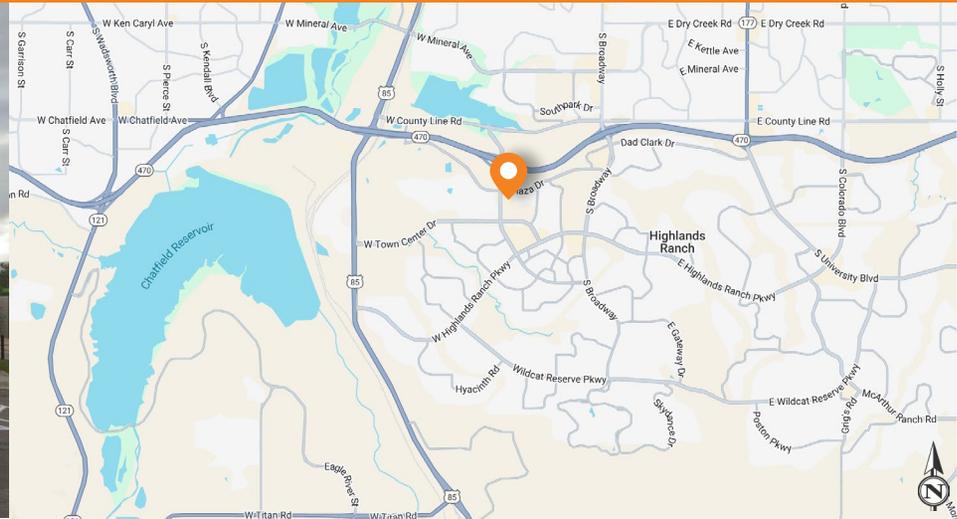


CENTRAL PARK AT HIGHLANDS RANCH

SEC OF KENDRICK CASTILLO WAY & PLAZA DRIVE - HIGHLANDS RANCH, CO



PROPERTY HIGHLIGHTS

- Rare Vacancy.
- 2,084 SF available now. Ideal for Optical, Lash, Wax, and other Non-Food.

NEARBY RETAILERS



TRAFFIC COUNTS

Kendrick Castillo Way north of Plaza Dr	35,182 CPD
Plaza Dr east of Kendrick Castillo Way	10,053 CPD
C-470 east of Kendrick Castillo Way	99,887 CPD
C-470 west of Kendrick Castillo Way	93,558 CPD

Source: CDOT 2026

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	10,232	84,385	215,321
AVERAGE HH INCOME	\$160,658	\$186,483	\$179,445
BUSINESSES	964	4,547	10,990
EMPLOYEES	13,536	38,026	79,512

Source: Applied Geographic Solutions, 2026

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