

Property Available for Lease or Sale | 5640 County Line Place

5640 County Line Place, Highlands Ranch, Colorado 80126

Asking Sale Price: \$4.3 million

Lease rate: \$19 psf + NNN

Owner/User Investment

Purchase comes with Income



Additional building or expansion
allowed under zoning

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AREA DEMOGRAPHICS

Traffic Counts (2026)

On County Line Rd at S Holly St E	28,158	VPD
On County Line Rd at S Holly St W	23,840	VPD
On County Line Rd at S Niagara St E	29,082	VPD
On S Holly St at County Line Rd S	12,722	VPD

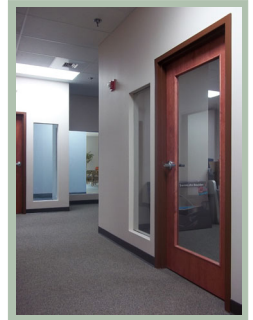
Area Demographics (2025)	1-Mile	3-Miles	5-Miles
Estimated Population	12,390	122,416	242,548
Average HH Income	\$163,312	\$162,457	\$160,196
Owner Occupied HH	3,538	35,781	66,507
Renter Occupied HH	1,872	14,000	34,842

Source: CoStarProperty Demographics & DataMatrix 09/15/2026

Demographics for this area may prove beneficial for those companies looking toward markets dealing with enterprises targeting education, finance, medical or the sciences.

PROPERTY SUMMARY

For Lease	16,448 sf
Building Size	20,003 sf
Asking Rate	\$19 psf + NNN
Sale Price	\$4.3 million
Stories	2
Sprinkled	Yes
Zoning	PD
Year Built	1998
Parking Spaces	38
City/County	Littleton/Douglas
Submarket	Highlands Ranch



- Notes**
- ▶ Great exposure to C-470 w/signage
 - ▶ Generous paved onsite parking
 - ▶ ADA restrooms



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5640 County Line Place, being offered for lease or sale, is centrally located within a heavy retail and service-driven area of Highlands Ranch, moments away from highly acclaimed Park Meadows shopping center. Recently, this property is **offering available Space for Lease where once the former VCA hospital was located**. Further, if you are interested in purchasing this property, **let it be known that the sale of this building includes income**. Please call one of our brokers for more detailed information.

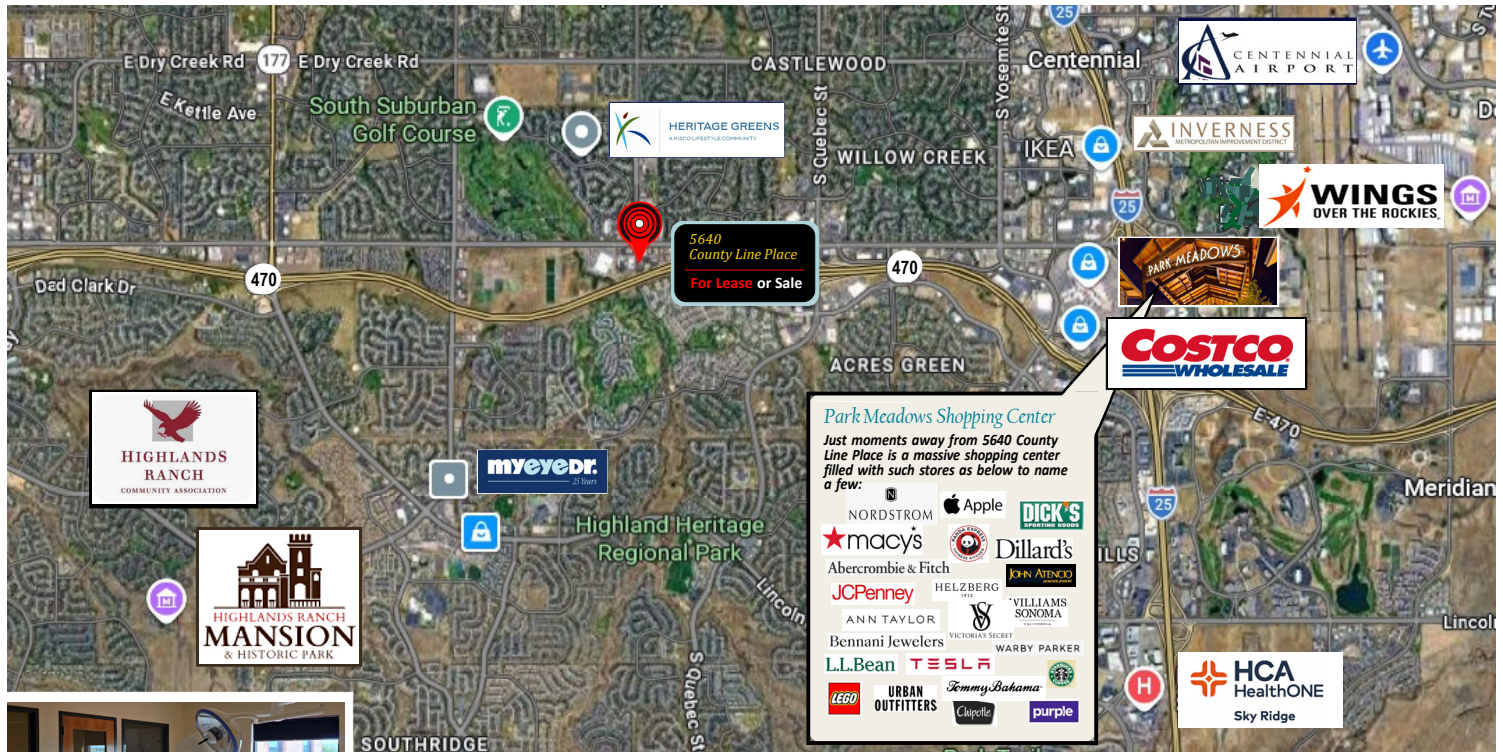
Information contained herein, while not guaranteed, is from sources believed reliable. Price, terms, and information subject to change. All suggestions made are purely based on current demographics, but should not fully be relied upon without first doing your own structured and detailed due diligence.

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AREA HIGHLIGHTS

- ▶ Property located only eight minutes from I-25
- ▶ Moments from acclaimed Park Meadows stores
- ▶ In the midst of dense populations in the area
- ▶ This area presents with a high HH income basis
- ▶ Great exposure to C-470 with signage

ENTERPRISING OPTIONS

Important to note, the *sale of this 18,629 sf building includes income* whereby we suggest you contact one of our brokers for more information. In turn, if your interest rests more in seeking a lease, the *former VCA hospital of a 15,074 sf space has now opened for lease*. As a viable suggestion, the great demographics for this area could potentially be found within a few options in the fields of education, finance, medical or the sciences.

weststar

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