



## SHOPS AT HIGHLAND WALK | 4000 RED CEDAR DR. | HIGHLANDS RANCH, COLORADO

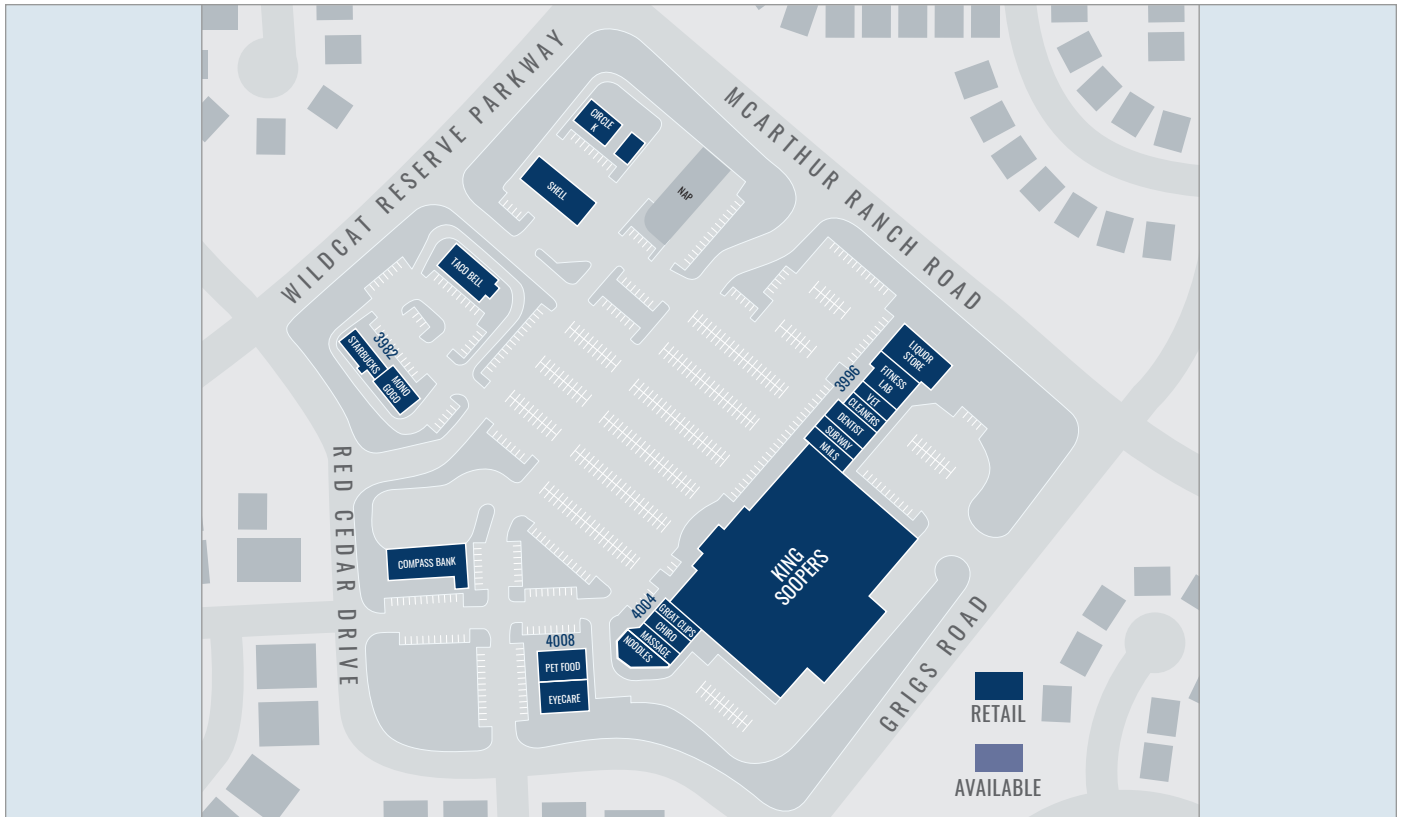
Located on the southwest corner of Wildcat Reserve Parkway and McArthur Ranch Road, this grocery anchored center was the last retail center developed in the southern sector of Highlands Ranch, a community of nearly 85,000 residents. The retail center totals 87,572 SF of space, is anchored by a King Sooper's grocery store, and includes Compass Bank, Starbucks, Garlic Jim's restaurant, and more.

The center also includes a park with seating areas and pathways that lead to and from the retail. The center is near four large schools with a total population of more than 5,400 students.

For more about The Shops at Highland Walk or any of our other outstanding properties, visit [SheaProperties.com](http://SheaProperties.com).



*Anchored by King Soopers grocery store.*



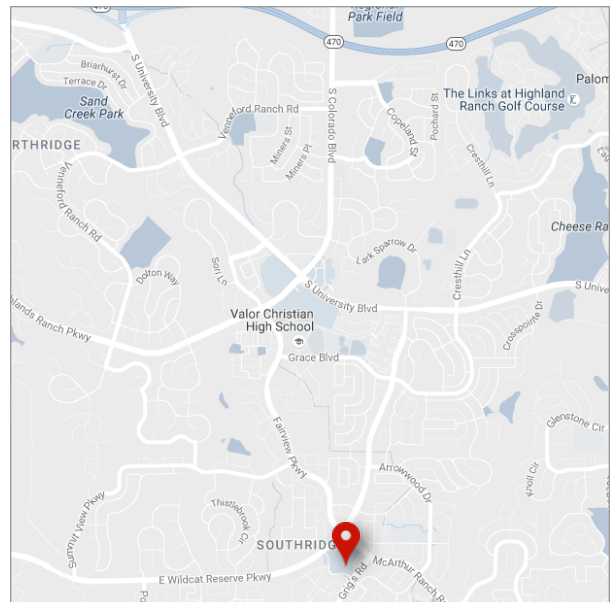
**Demographics**

	1 mile	3 mile	5 mile
Population	21,415	85,197	189,291
Total Households	6,733	29,507	70,701
Average HH income	\$158,361	\$159,907	\$152,911
Daytime Population	3,067	15,367	97,220

Source: Alteryx, Inc. 2021A

**Building Features & Amenities:**

- 87,235 SF of retail space anchored by King Sooper’s
- Tenants include Compass Bank, Starbucks
- Near four schools with more than 5,400 students
- Near Castle Pines South community

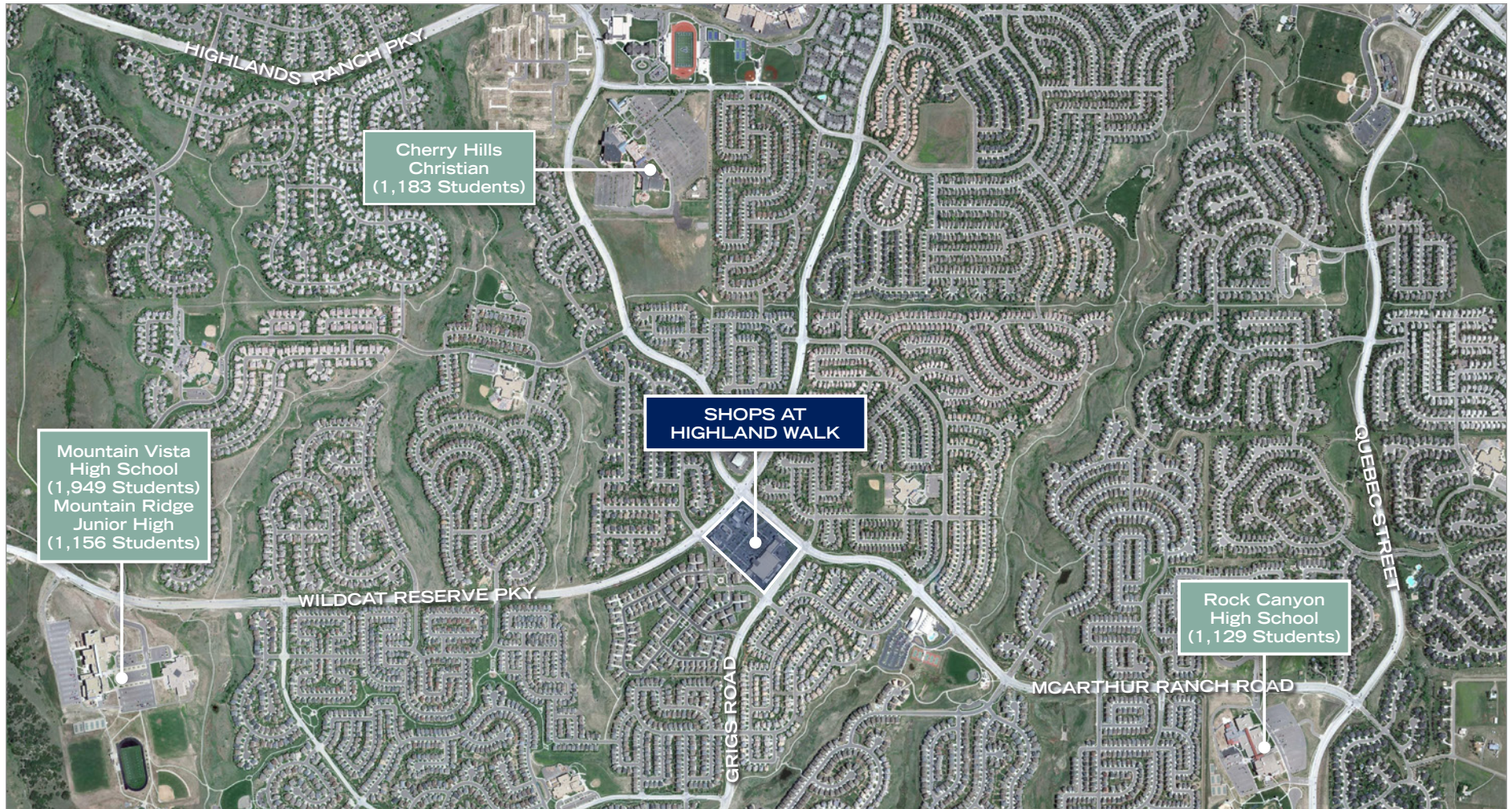


4000 Red Cedar Dr., Highlands Ranch, CO 80126

**LEGEND RETAIL GROUP**

Blake Skinner • (720) 529-2989 • blake@legendretailgroup.com

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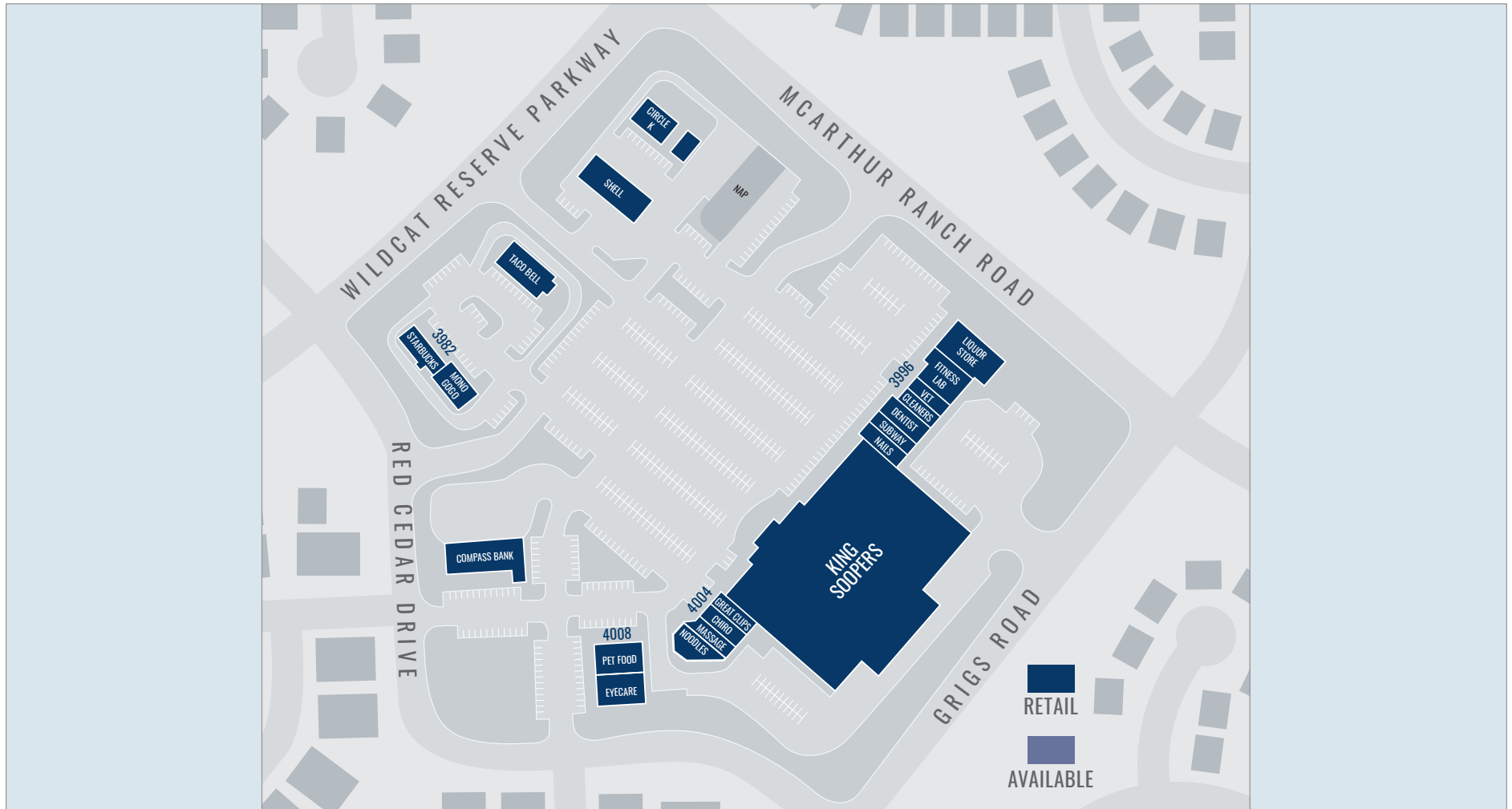


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AERIAL

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SITE PLAN

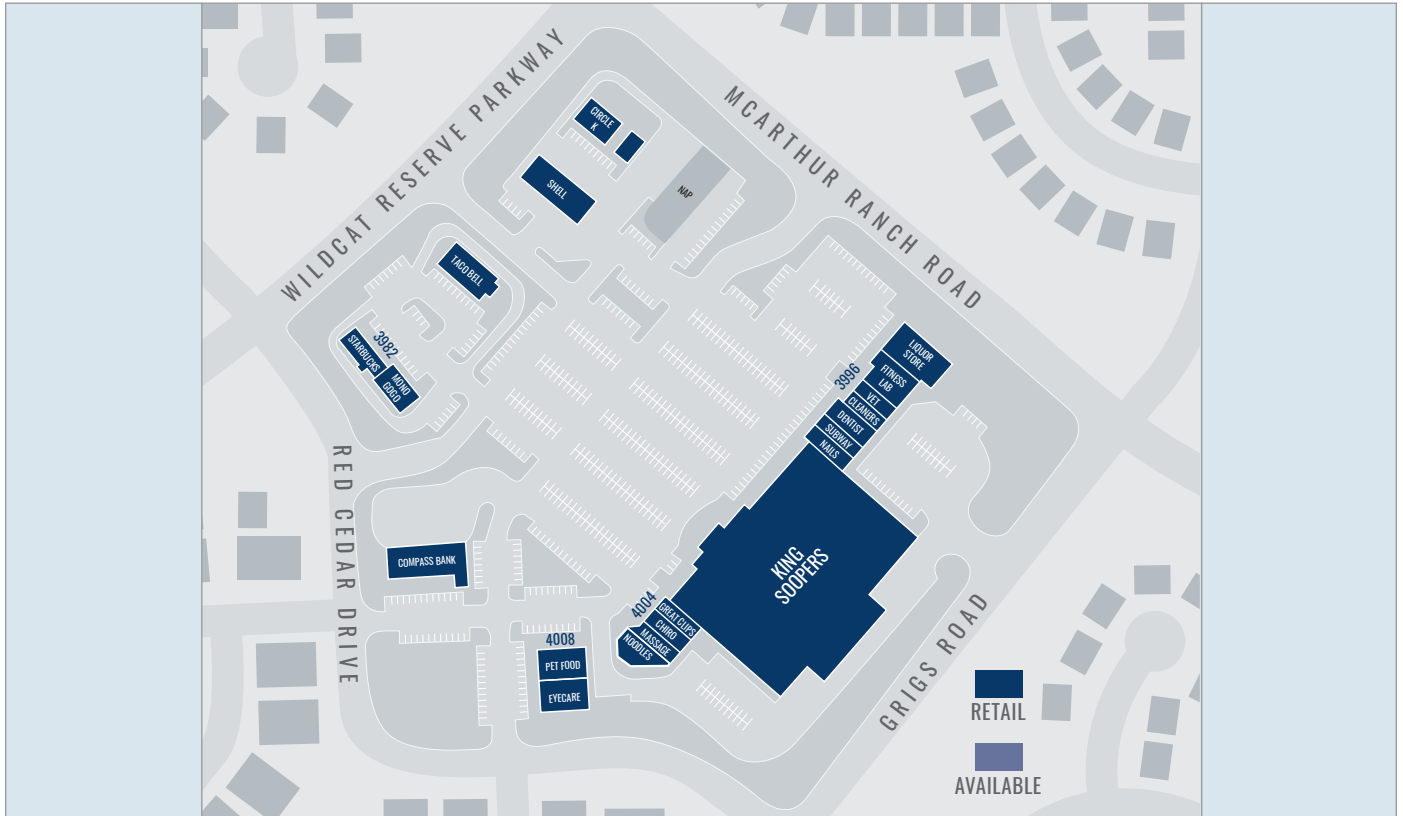
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**BUILDING 3982**

- A Mono GoGo
- B Starbucks

**BUILDING 3996**

- A1 Magic Nails
- A2 Subway
- A3 Dental One, Inc.
- A4 Dependable Cleaners

- A5 Alpenview Veterinary
- A6 FitnessLab
- A7 Wildcat Wine & Spirits

**BUILDING 4004**

- C1 Great Clips
- C2 Premier Chiropractic
- C3 Elements Massage
- C4 Pho Vy Vietnamese Noodles & Grill

**BUILDING 4008**

- D1 Look Perfect Image Eyecare
- D2 Chuck & Don's Pet Food Outlet

**OTHER TENANTS**

- King Soopers
- Shell Gas & Car Wash
- Taco Bell
- Compass Bank

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As of September 2022  
TENANT LIST