



WILDCAT SHOPPING CENTER | 2209 WILDCAT RESERVE PARKWAY | HIGHLANDS RANCH, COLORADO

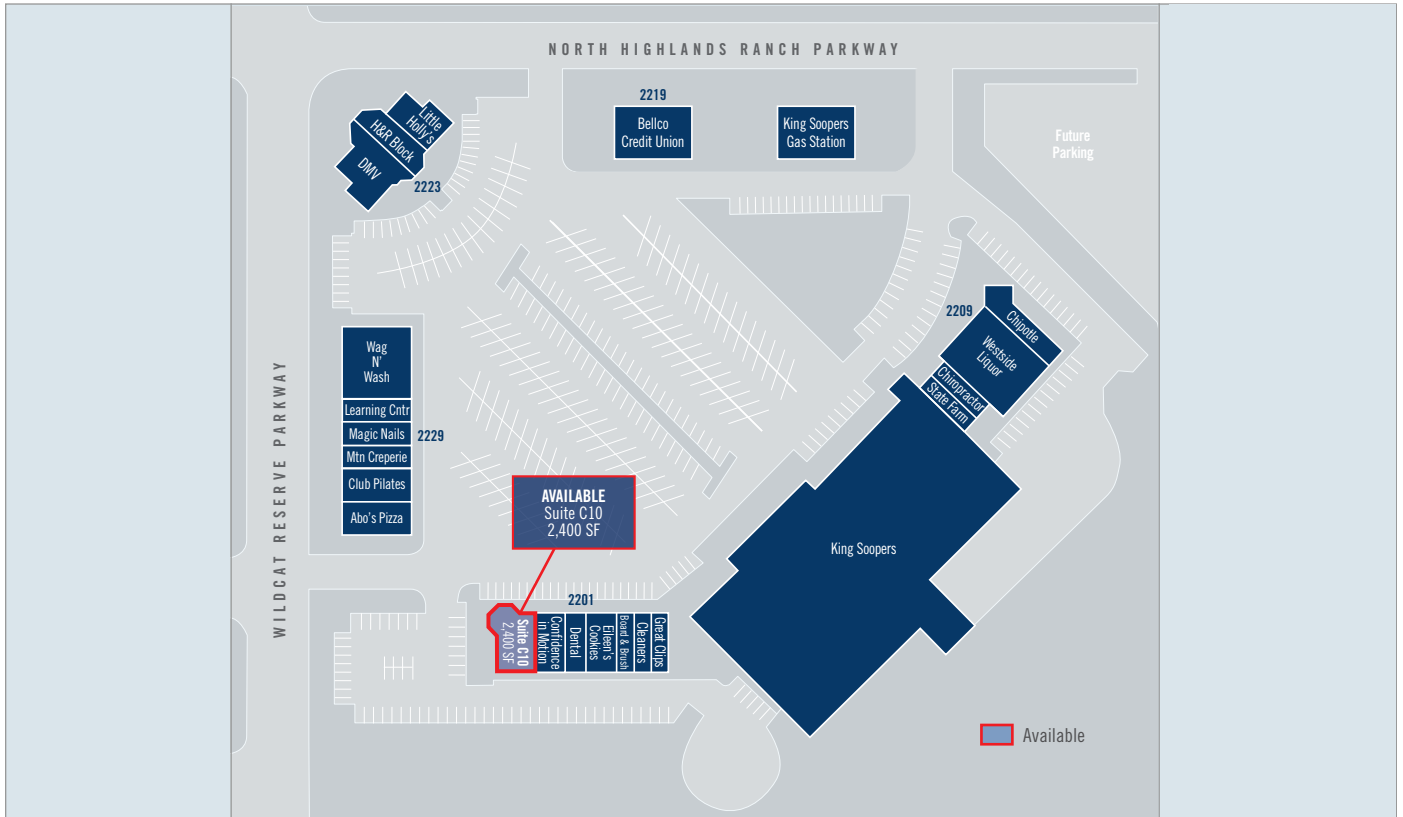
Located on the Southeast corner of Highlands Ranch Parkway and Wildcat Reserve Parkway, this neighborhood shopping center is anchored by a 68,000 square foot King Soopers grocery store and includes Chipotle Mexican Grill, The Lost Cajun, H&R Block, and Firstbank. The center is easily accessible from Santa Fe Drive, and is one of the top shopping centers in Highlands Ranch, a community of approximately 85,000 residents.

The center offers ample surface parking and is richly landscaped with planter beds, seating areas and convenient pedestrian walkways.

For more information about Wildcat Shopping Center or any of our outstanding properties, visit SheaProperties.com.



King Soopers Anchors the Center



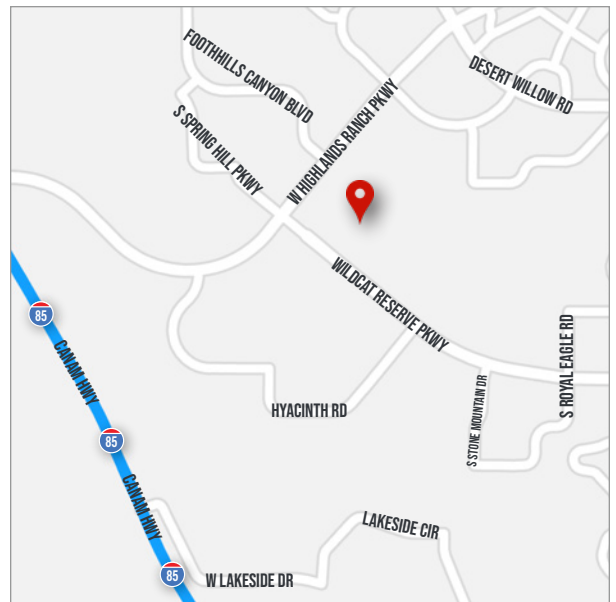
Demographics

	1 mile	3 mile	5 mile
Population	18,799	56,821	165,783
Total Households	6,242	20,835	61,830
Average HH income	\$146,125	\$152,759	\$141,688
Daytime Population	12,237	62,961	151,140

Source: Alteryx, Inc. 2021A

Highlights

- One of the top shopping center locations in Highlands Ranch
- Regional location with excellent proximity to Santa Fe Drive
- 115,500 SF of building area on 13 acres
- Traffic counts on Highlands Ranch Parkway: 20,000 cars/day
- Traffic counts on Wildcat Reserve Parkway: 15,000 cars/day



2205 W. Wildcat Reserve Pkwy., Highlands Ranch, CO 80129

LEGEND RETAIL GROUP

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

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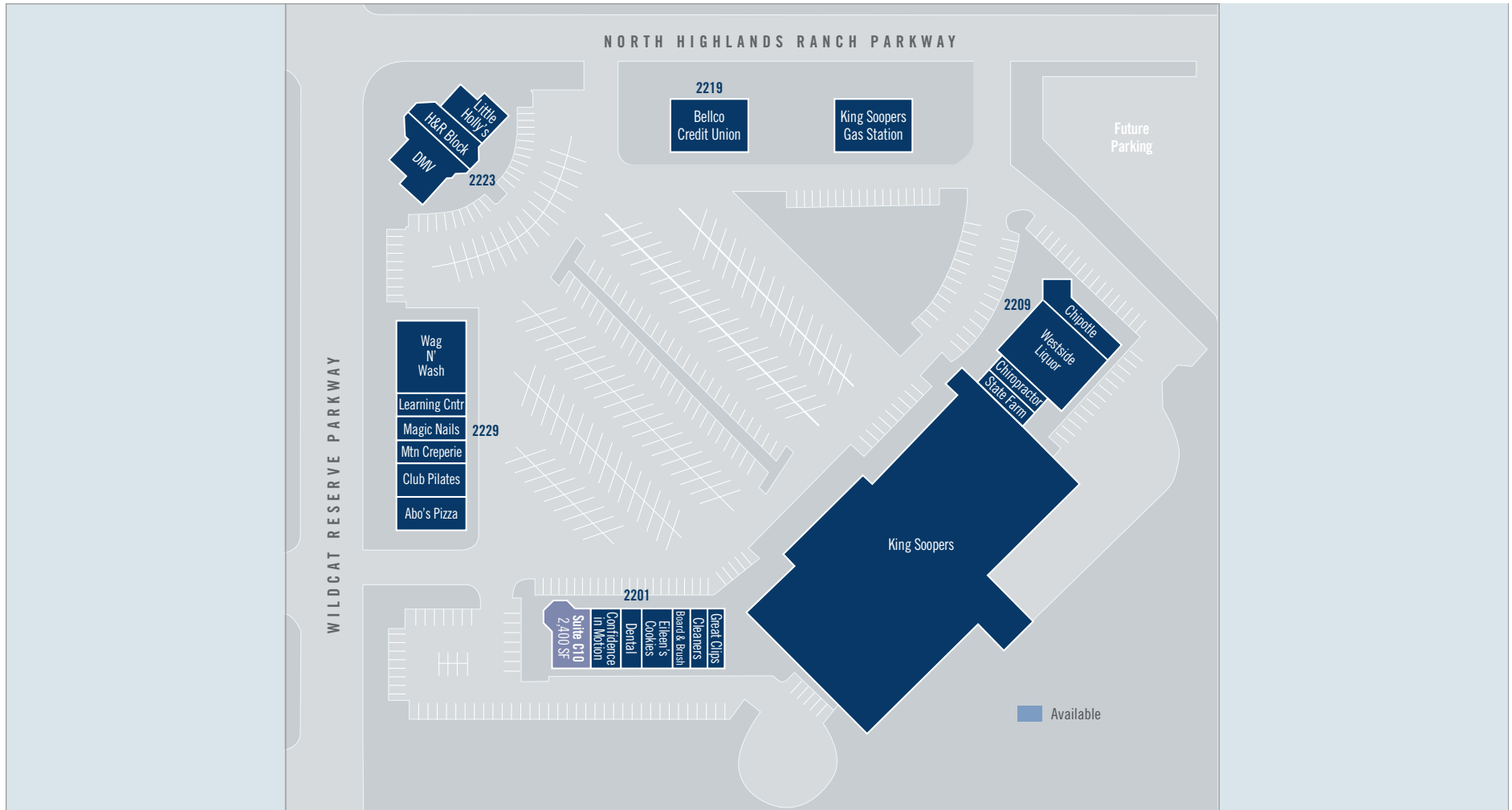


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AERIAL

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SITE PLAN

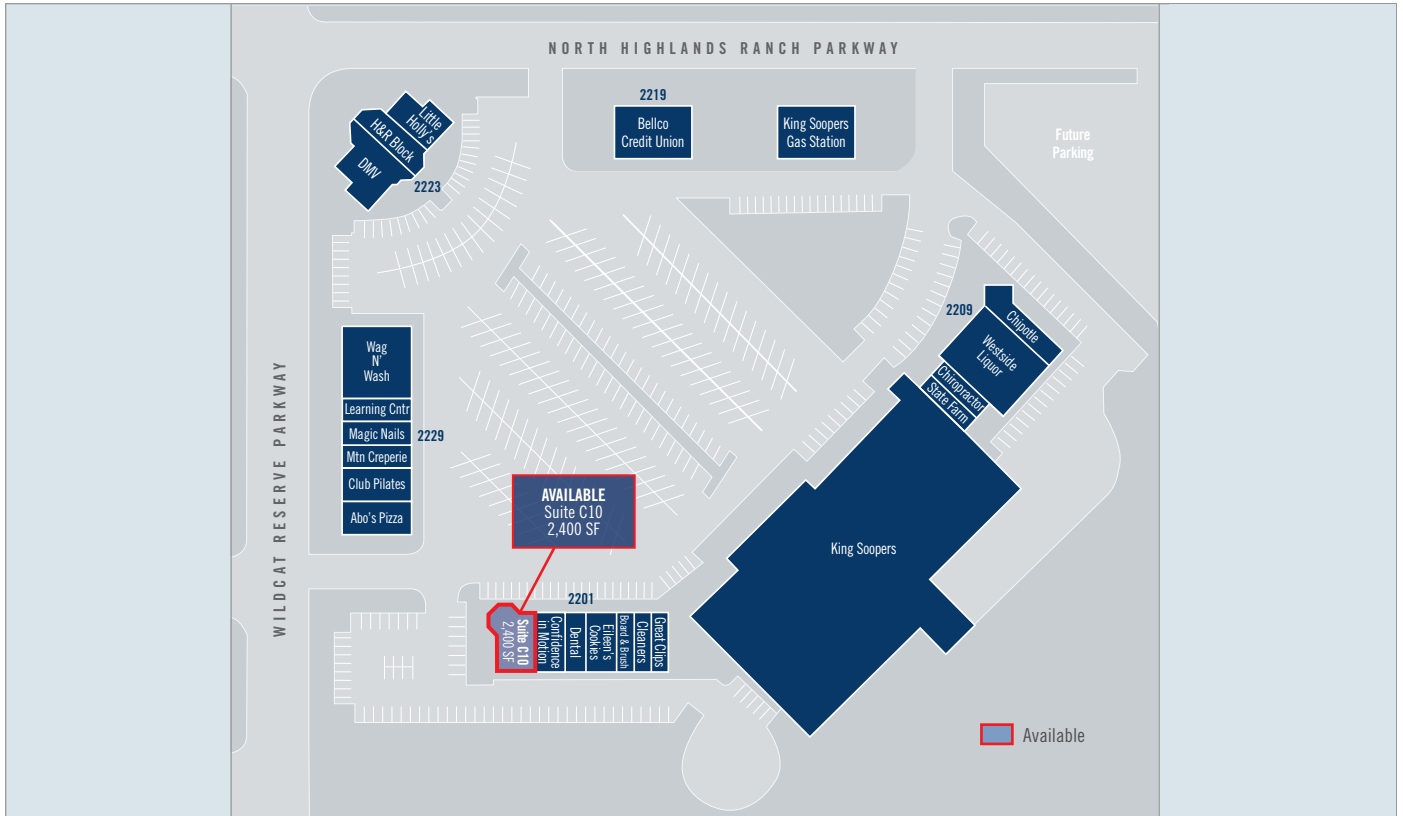
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BUILDING 2201

- C1 Great Clips
- C2 Dependable Cleaners
- C3 Board & Brush
- C4 Eileen’s Colossal Cookies
- C5 Anna Maria Burger, DDS
- C8 Confidence in Motion
- C10 Available (2,400 SF)**

BUILDING 2209

- E1A Chipotle Mexican Grill
- E2 Westside Liquor
- E3 James Kable Chiropractic
- E4 State Farm

BUILDING 2229

- G4 Little Holly’s Asian Cuisine
- G3 H&R Block
- G1 Douglas County DMV

BUILDING 2229

- A1 Abo’s Pizza
- A3 Club Pilates
- A4 Mountain Creperie
- A5 Magic Nails
- A6 Learning Center
- A7 Wag N’ Wash

OTHER RETAIL

- Bellco Credit Union
- King Soopers
- King Soopers Gas Station

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As of February 2023
TENANT LIST