



SHOPS AT HIGHLAND WALK

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

189,291

Population

\$159,907

Average HH Income

97,220

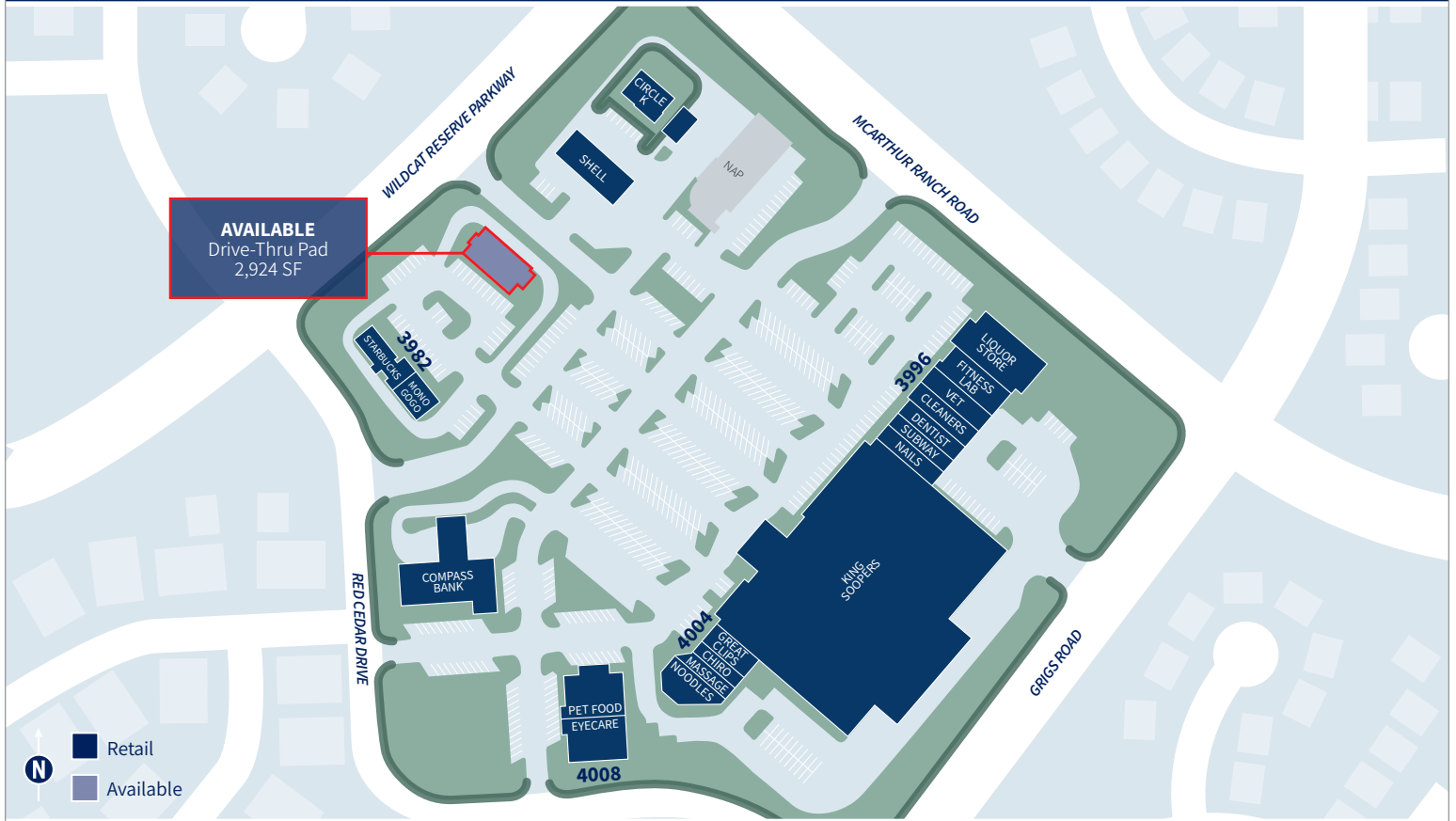
Drive-Time Population

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](https://www.sheaproperties.com).





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

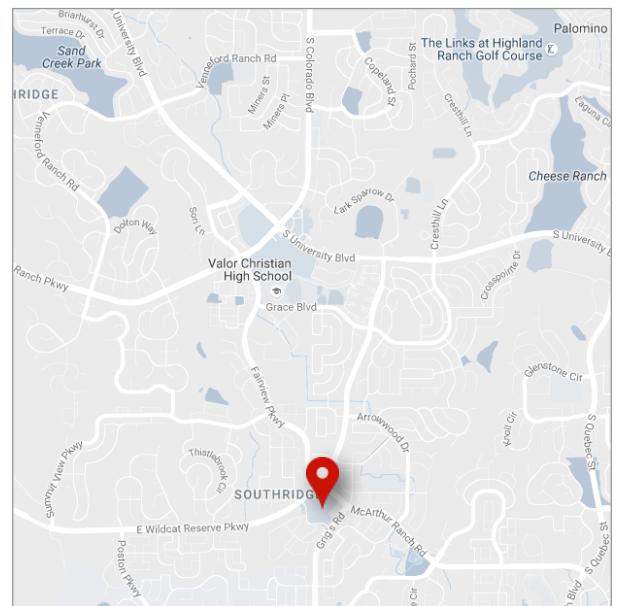
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	24,415	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. 2021

HIGHLIGHTS:

- 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



Location Map

LEGEND RETAIL GROUP

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



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

LEGEND RETAIL GROUP

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

AERIAL



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

LEGEND RETAIL GROUP

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

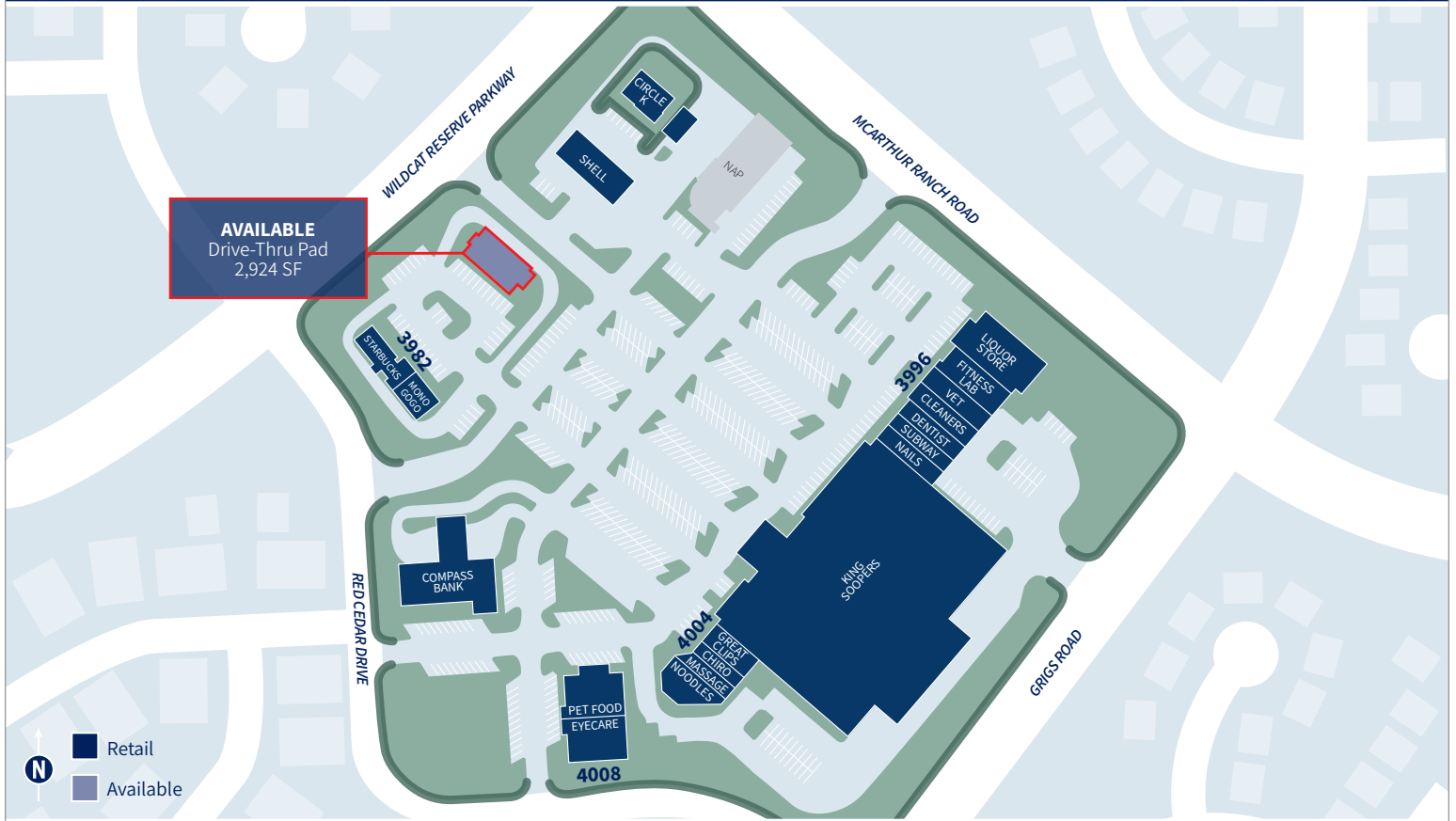
SITE PLAN



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

LEGEND RETAIL GROUP

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



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

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
- Compass Bank

Drive-Thru Pad Available (2,924 SF)

LEGEND RETAIL GROUP

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

As of May 2023

TENANT LIST