



HIGHLANDS RANCH TOWN CENTER NORTH • 1265 SGT. JON STILES DRIVE • HIGHLANDS RANCH, COLORADO

193,639

Population

\$152,249

Average HH Income

176,924

Daytime Population

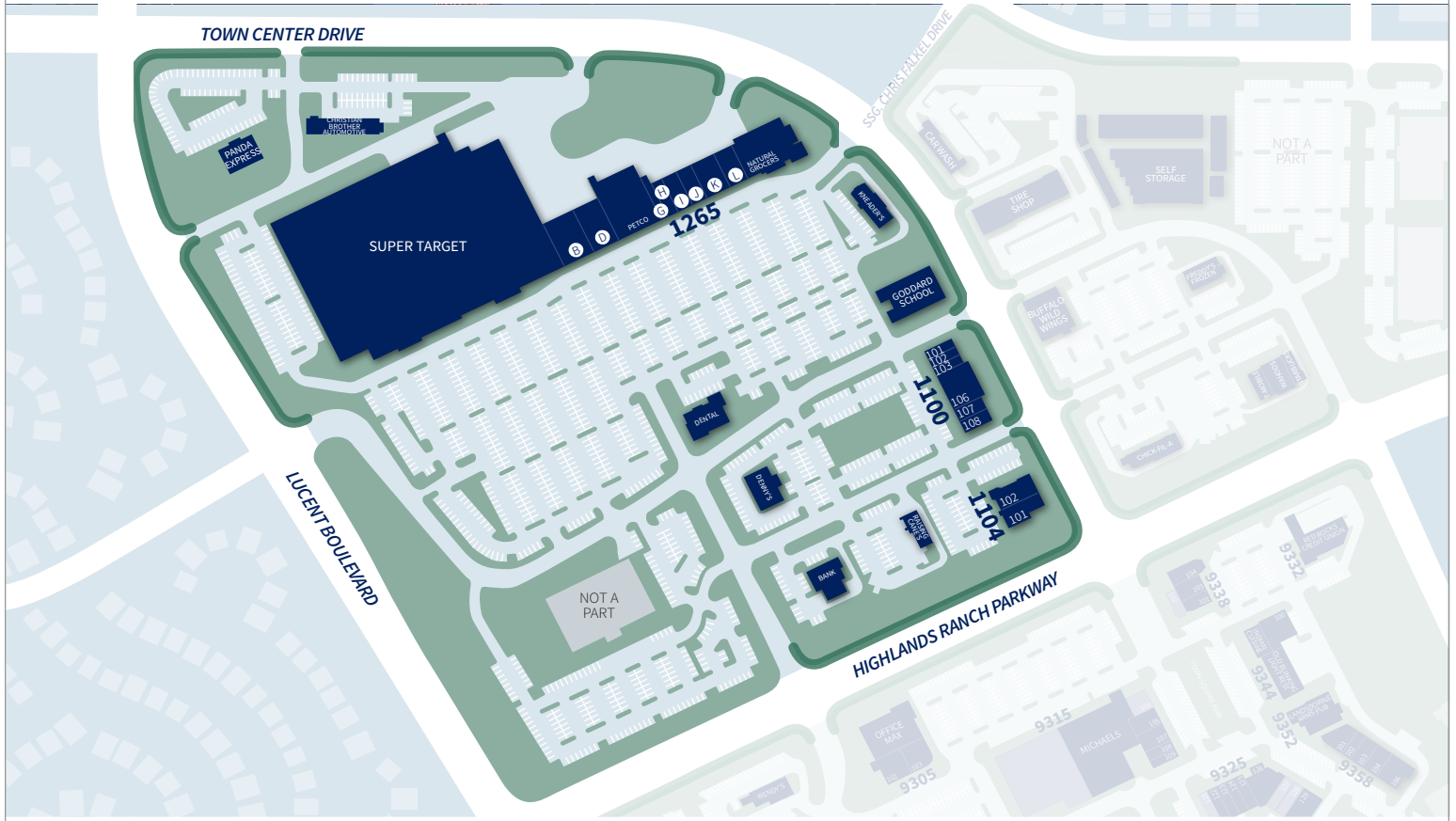
Located on the corner of Highlands Ranch Parkway and Lucent Boulevard in the heart of Highlands Ranch, this retail center is anchored by Super Target and includes Petco, CorePower Yoga, Massage Envy, Vitamin Cottage and more. The center serves a growing community of greater than 85,000 residents with extremely strong demographics.

The center includes ample and convenient surface parking, wide pedestrian walkways, rich landscaping, and a contemporary architecture that mixes natural stone and brick with metal and glass accents.

For more information on Highlands Ranch Town Center North or any of our other outstanding properties, visit SheaProperties.com.



Petco, one of several big box stores at HRTC North.



HIGHLANDS RANCH TOWN CENTER NORTH - 1265 SGT. JON STILES DRIVE - HIGHLANDS RANCH, COLORADO

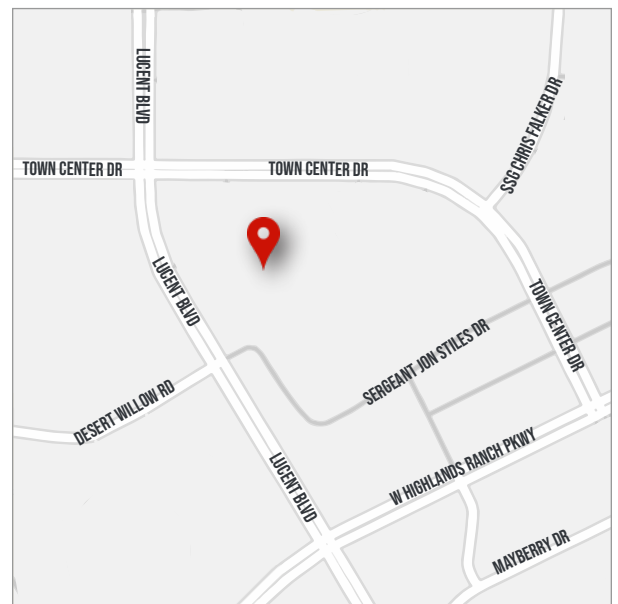
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,507	78,031	193,639
Total Households	6,276	28,969	73,546
Average HH Income	\$140,111	\$152,249	\$139,190
Daytime Population	12,821	80,421	176,924

Source: Alteryx, Inc. 2021a

HIGHLIGHTS

- Located in the heart of Highlands Ranch
- Convenient access to Interstate 470
- Anchored by Super Target
- Other tenants include Petco, Vitamin Cottage



Location Map

LEGEND RETAIL GROUP

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

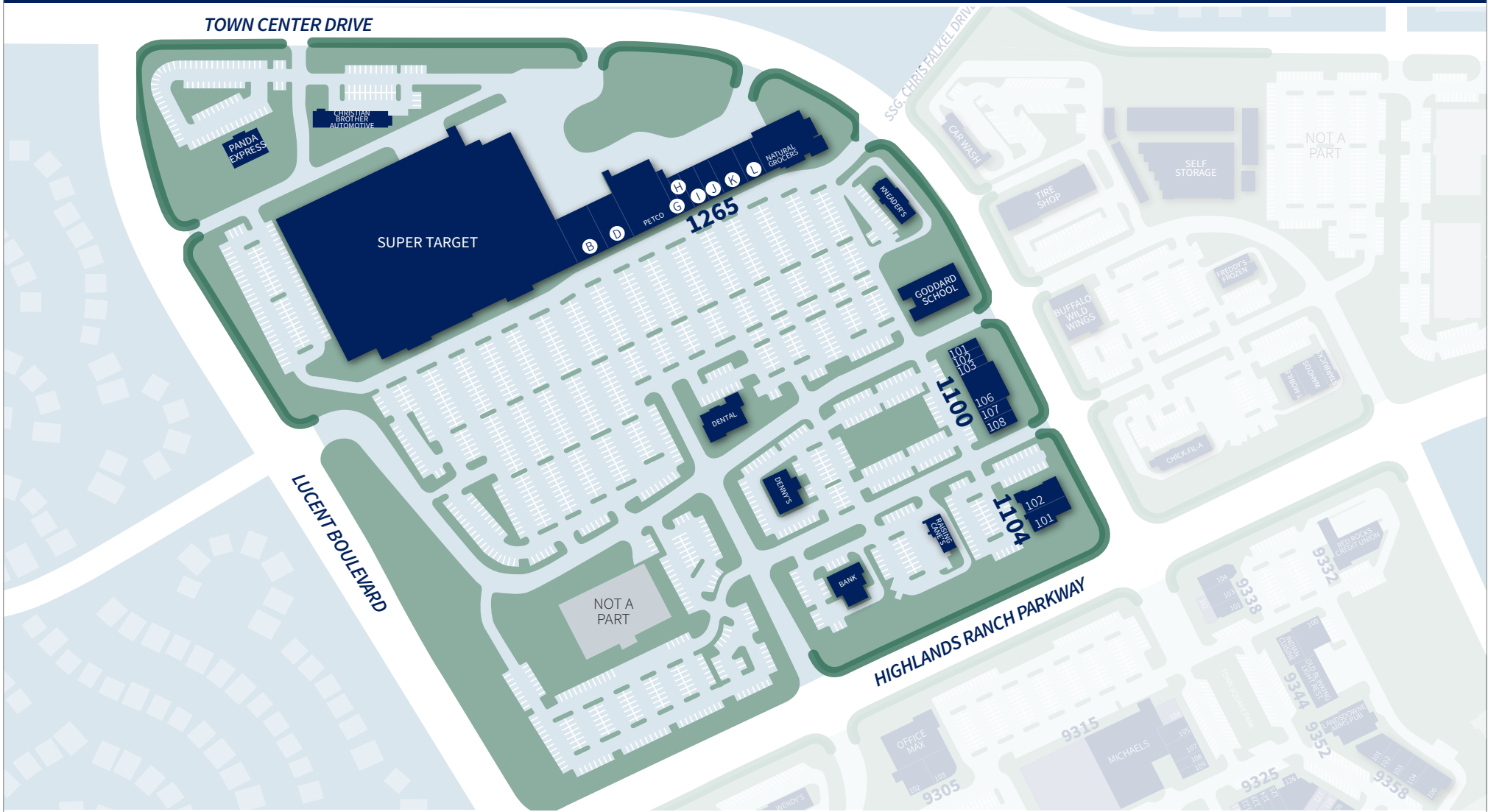


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AERIAL



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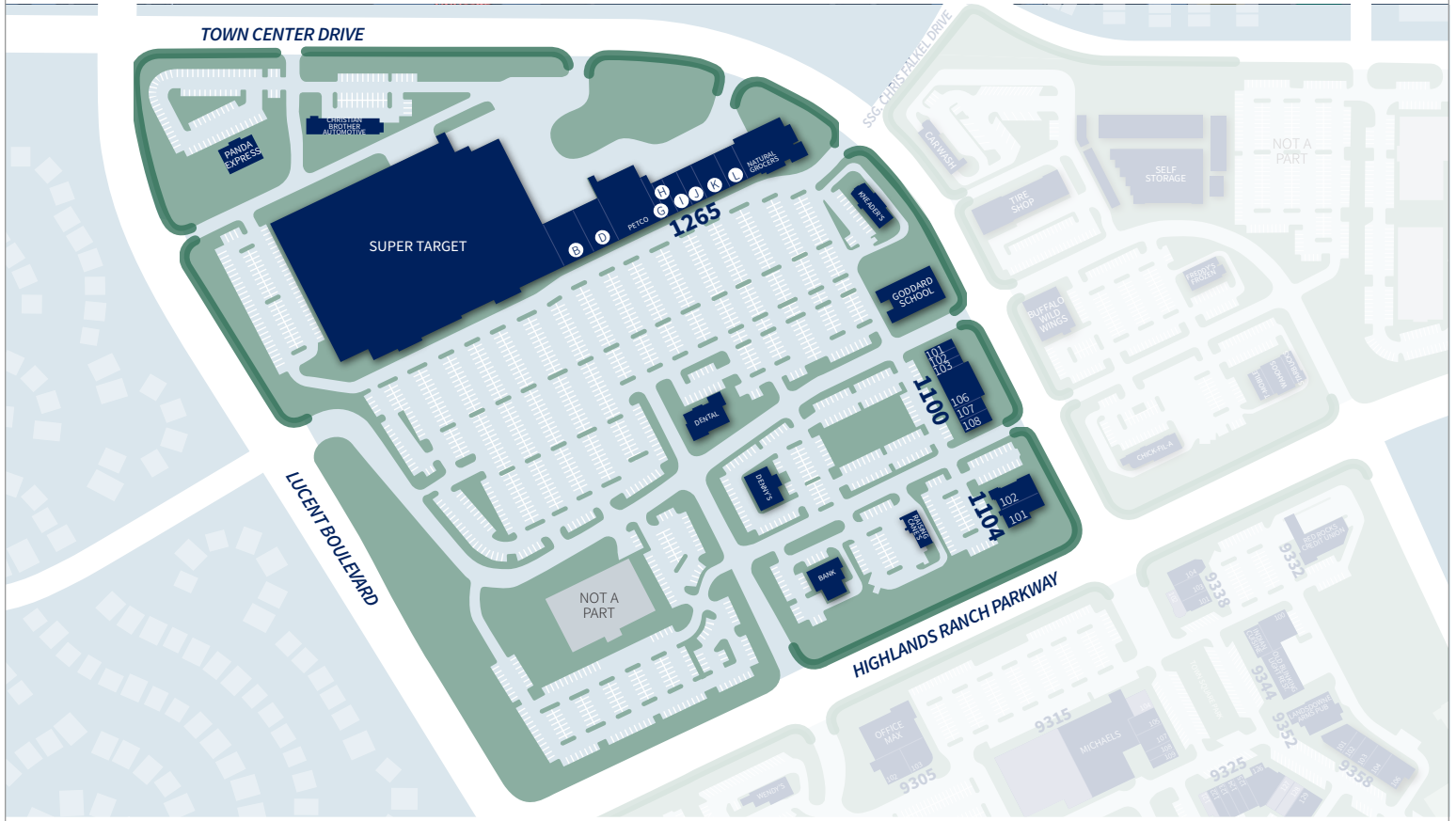
SITE PLAN



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HIGHLANDS RANCH TOWN CENTER NORTH - 1265 SGT. JON STILES DRIVE - HIGHLANDS RANCH, COLORADO

BUILDING 1265

- B Sola Salons
- D Panorama Physical Therapy
- F Petco
- G Gamestop
- H Women's Imaging Center
- I Massage Envy
- J Sherwin Williams
- K CorePower Yoga
- L iNails & Bar
- M Natural Grocers by Vitamin Cottage

BUILDING 1100

- 101 Smoothie King
- 102 Little Caesar's
- 103 Sports Clips
- 106 Fujiyama Sushi
- 107 Capriotti's
- 108 I Heart Mac & Cheese

BUILDING 1104

- 101 AT&T Wireless
- 102 Smokin Fins

OTHER RETAIL

- Bank of America
- Denny's
- Goddard School
- Kneaders Bakery & Cafe
- Pacific Dental
- Panda Express
- Raising Cane's
- Super Target

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As of July 2023

TENANT LIST