

HIGHLANDS RANCH TOWN CENTER

HIGHLANDS RANCH TOWN CENTER • 9325 DORCHESTER STREET • HIGHLANDS RANCH, COLORADO

193,639
Population

\$152,249
Average HH Income

176,924
Daytime Population

Highlands Ranch Town Center is a mixed-use development located in one of Metro Denver's best selling residential communities with more than 85,000 residents. Highlands Ranch Town Center offers easy access to Interstate 470 and a host of major arterials.

The center consists of seven buildings surrounding a town square park and is adjacent to the Civic Center amphitheater, library and transportation center. Tenants include Home Depot, Bed Bath & Beyond, Office Max, Landsdowne Arms Bistro and Pub, Coldstone, and more. Highlands Ranch Town Center also includes 20,000 SF for office space above the retail.

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



Landsdowne Arms Bistro and Pub



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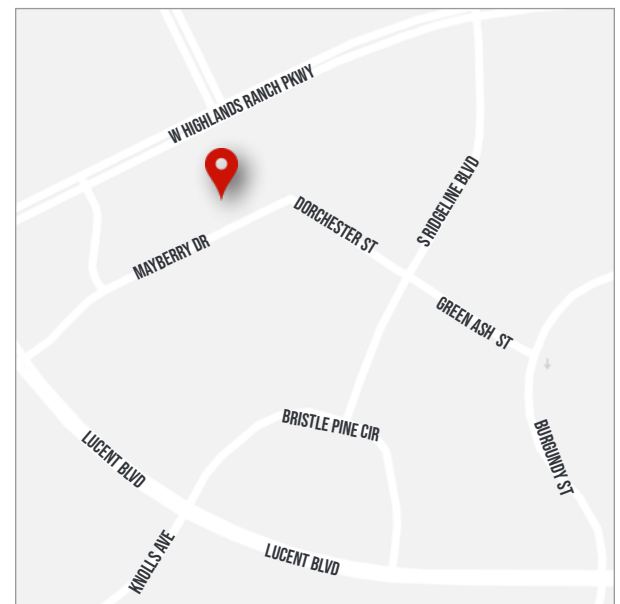
DEMOGRAPHICS

	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 Home Depot, Bed Bath & Beyond, and Office Max
- Other tenants include Michaels, Corner Bakery, Landsdowne Arms Bistro and Pub, and more



Location Map

LEGEND RETAIL GROUP

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

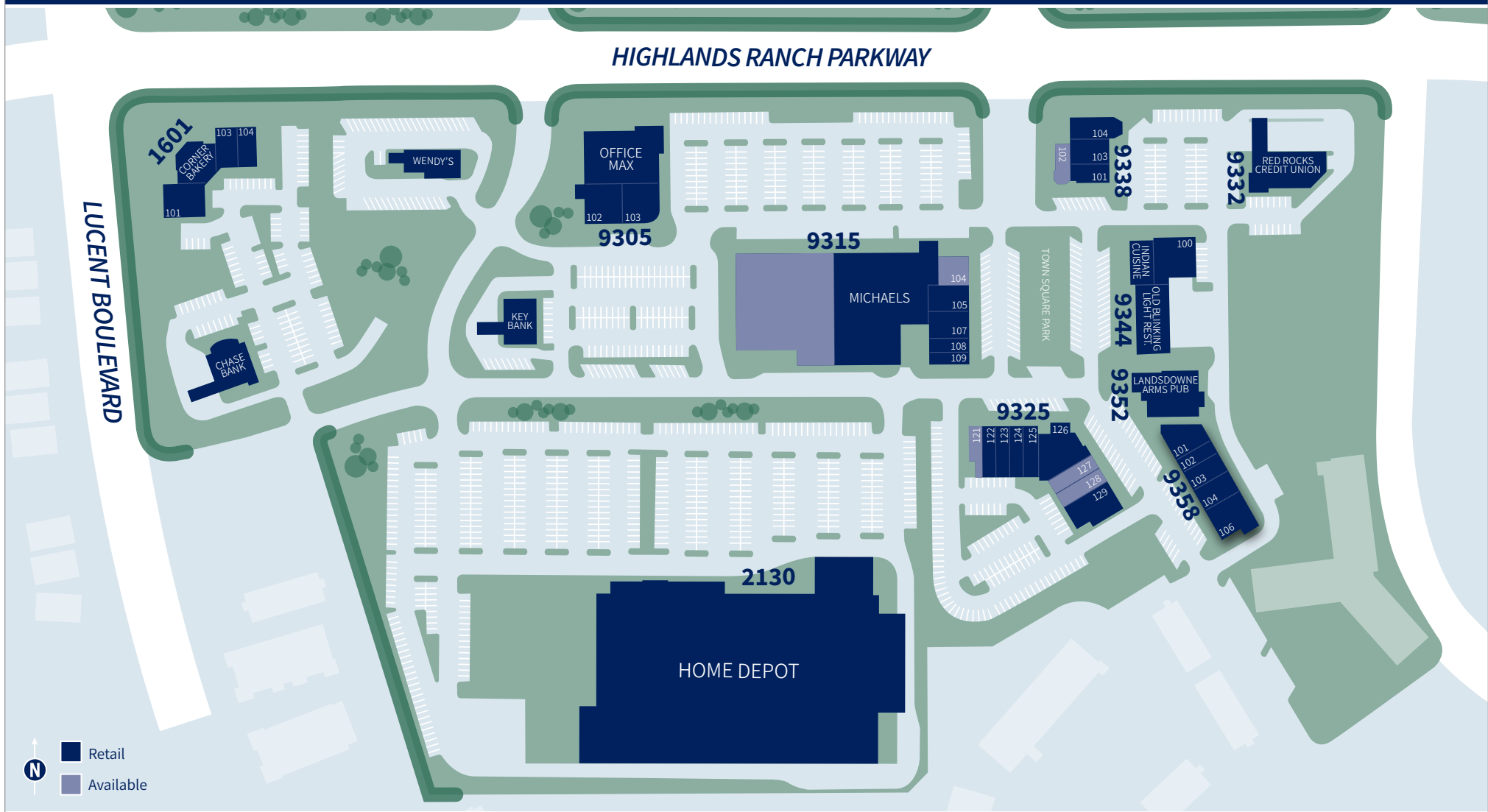


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AERIAL



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SITE PLAN



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HIGHLANDS RANCH TOWN CENTER - 9325 DORCHESTER STREET - HIGHLANDS RANCH, COLORADO

BUILDING 1601

- 101 Indulge Bistro & Wine Bar
- 102 Corner Bakery
- 103 Code Poke
- 104 Noodles and Company

BUILDING 9305

- 101 Office Max
- 102 Mattress King
- 103 Karlin Orthodontist

BUILDING 9315

- 100 Available (23,000 SF)
- 101 Michaels
- 104 Available (2,201 SF)
- Do Not Disturb Tenant*
- 105 Matheu's Watch & Jewelry
- 107 Noire Nails
- 108 Papa Murphy's Pizza
- 109 Bundt Shoppe

BUILDING 9325

- 121 Available (1,309 SF)
- 122 Abloom
- 123 Hotworx
- 124 Pearle Vision
- 125 Floyd's 99 Barbershop
- 126 Jimmy John's
- 127 Available (2,097 SF)
- 128 Available (2,933 SF)
- 129 La Tierra Salon & Spa

BUILDING 9338

- 101 Cold Stone Creamery
- 102 Available (2,500 SF)
- 103 U Break I Fix
- 104 Qdoba Mexican Grill

BUILDING 9344

- 100 First Watch
- 101 Highlands Indian Cuisine
- 104 Old Blinking Light

BUILDING 9332

- Red Rocks Federal Credit Union

BUILDING 9332

- Landsdowne Arms Bistro & Pub

BUILDING 9358

- 101 Arts on Fire
- 102 Polo Cleaners
- 103 Martinich Dentistry
- 104 Row House
- 106 Colorado Kids Dental

OTHER RETAIL

- Home Depot
- Chase Bank
- KeyBank
- Wendy's

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As of July 2023

TENANT LIST