



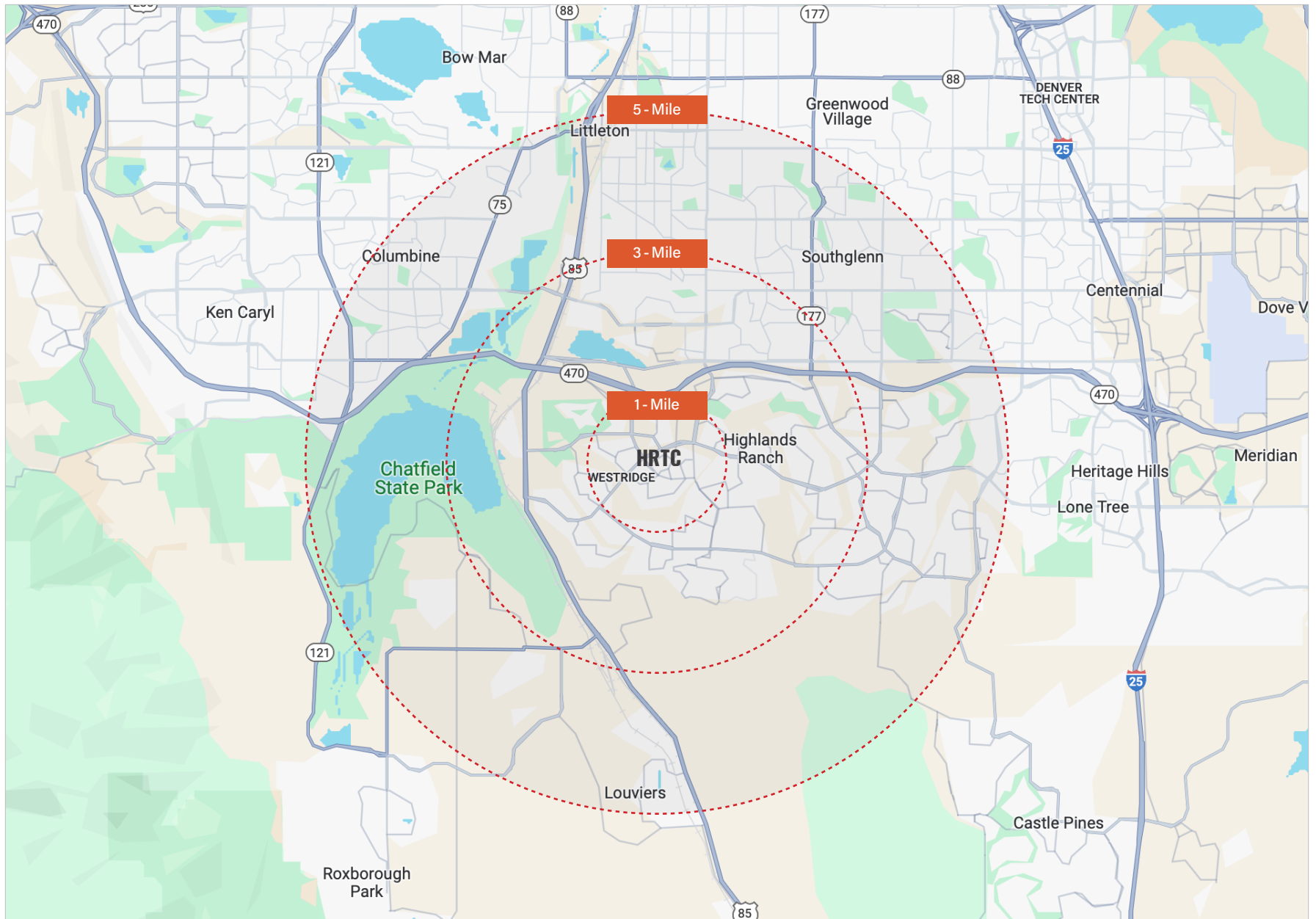
HIGHLANDS RANCH TOWN CENTER





WHY HIGHLANDS RANCH

Highlands Ranch Town Center is a 289,472 SF bustling center featuring seven buildings around a central park, close to civic amenities like an amphitheater and library, and nestled in a vibrant community in Metro Denver. With easy access to major routes like Interstate 470, Highlands Ranch Town Center is surrounded by **28,969 households within three miles** with an **average household income of \$152,249**. It hosts renowned retailers and eateries such as Home Depot, Office Max, Lansdowne Arms Bistro and Pub, and Coldstone, plus it offers 20,000 SF of office space, making it a dynamic destination for shopping, dining, and business, in a single prime mixed-use hub.



KEY DEMOGRAPHICS

\$152,249

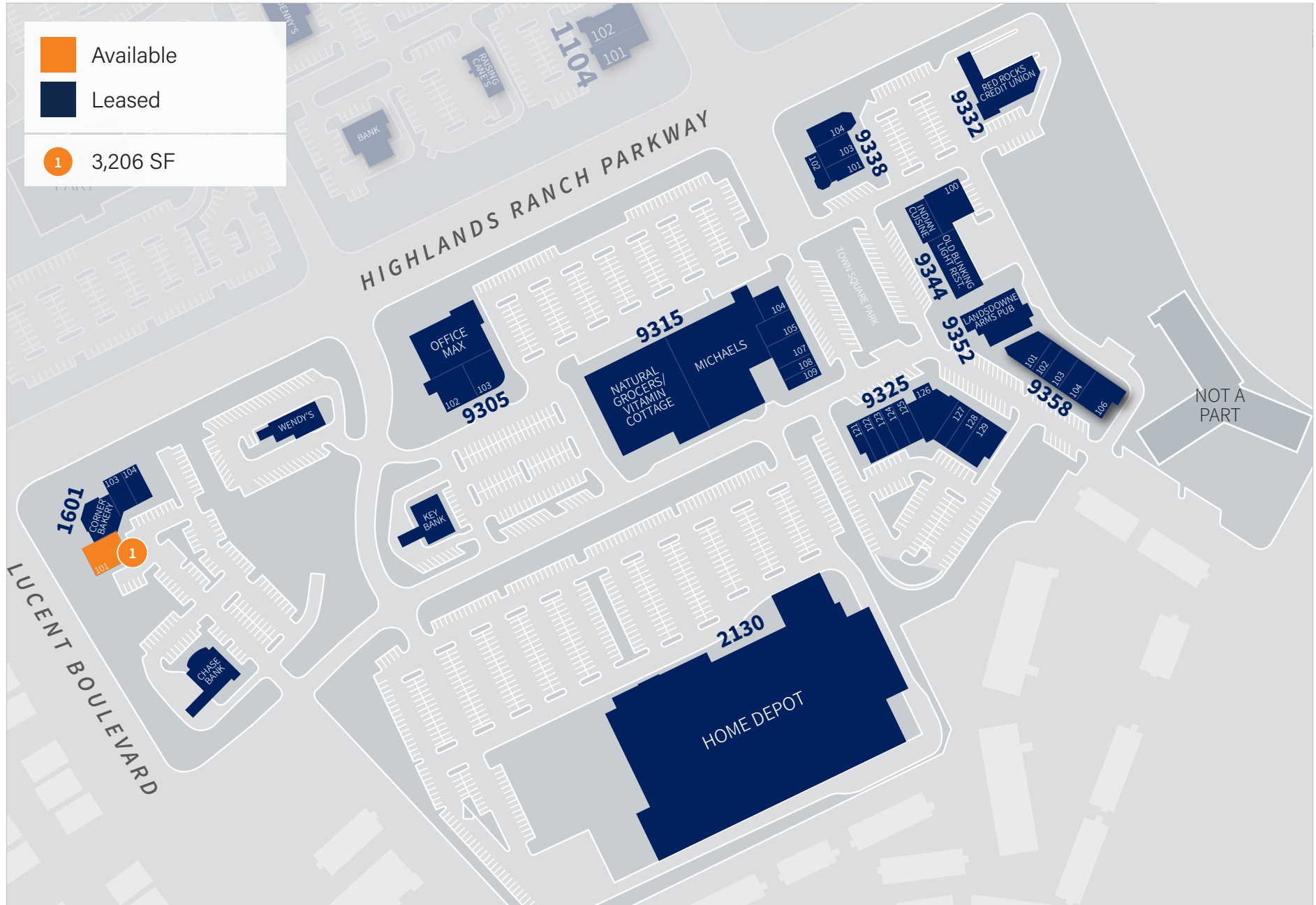
Avg. Household Income
Within 3 Miles

193,639

Population
Within 5 Miles

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

Source: Alteryx, Inc. 2021a



TENANTS

Abloom Florists

Alloy Personal Training

Arts on Fire

Bundt Shoppe

Chase Bank

Code Poke

Cold Stone Creamery

Colorado Kids Dental

Corner Bakery

Dave's Hot Chicken

First Watch

Floyd's 99 Barbershop

Highlands Indian Cuisine

The Home Depot

Hotworx Fitness Studio

Jimmy John's

Karlin Orthodontist

KeyBank

La Tierra Salon & Spa

Landsdowne Arms Bistro & Pub

Martinich Dentistry

Matheu's Watch & Jewelry

Mattress King

Michaels

Natural Grocers/

Vitamin Cottage

Noire Nails

Office Max

Old Blinking Light

Papa Murphy's Pizza

Pearle Vision

PNC Bank

Polo Cleaners

Qdoba Mexican Grill

Red Rocks Federal Credit Union

Row House

U Break I Fix

Chewy Vet Clinic

Wendy's

Xfinity

Zivel



HIGHLANDS RANCH TOWN CENTER

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