



# HIGHLANDS RANCH TOWN CENTER

Shea Properties



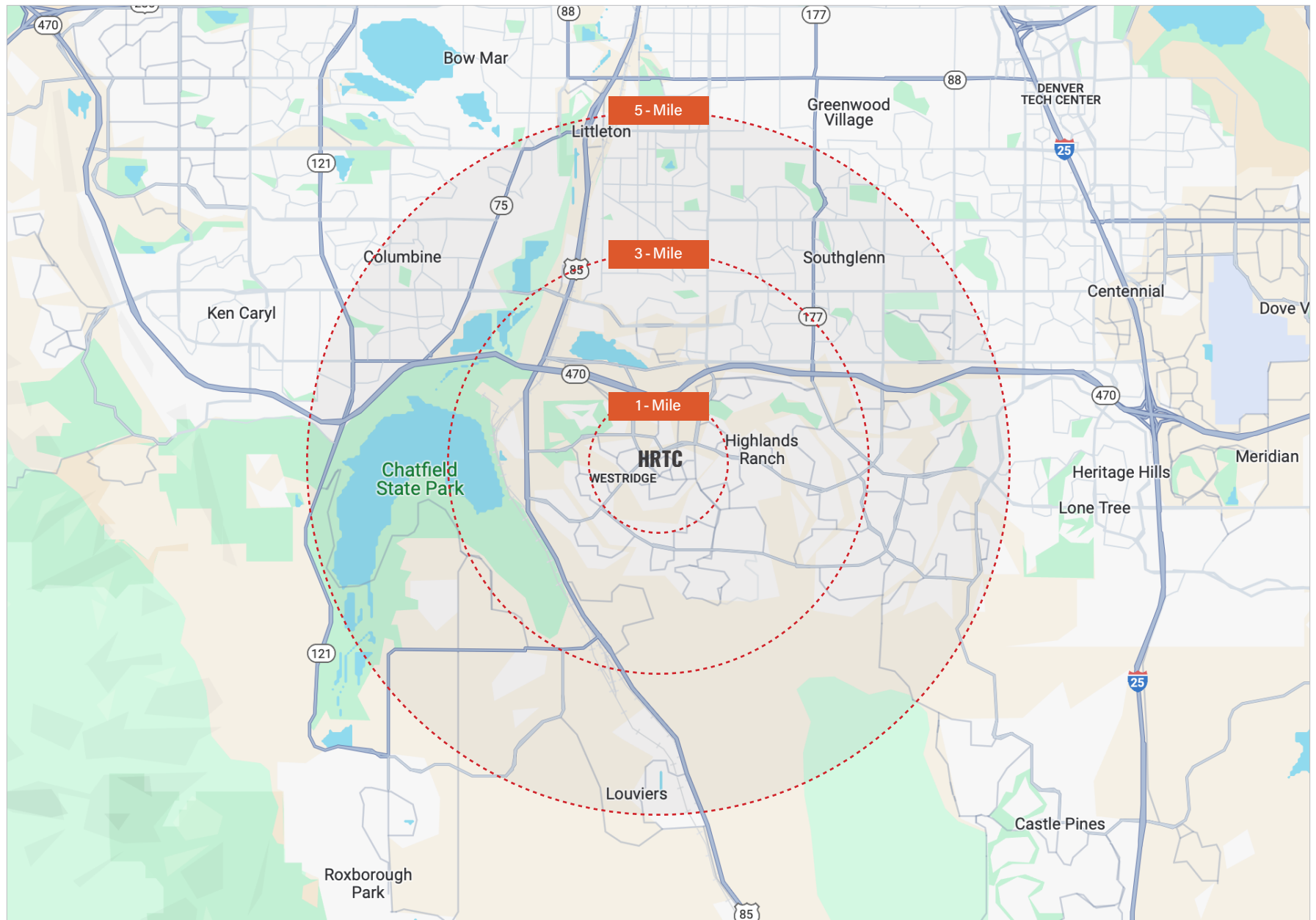






## WHY HIGHLANDS RANCH

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 **33,417 households within three miles** with an **average household income of \$173,964**. 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

\$173,964

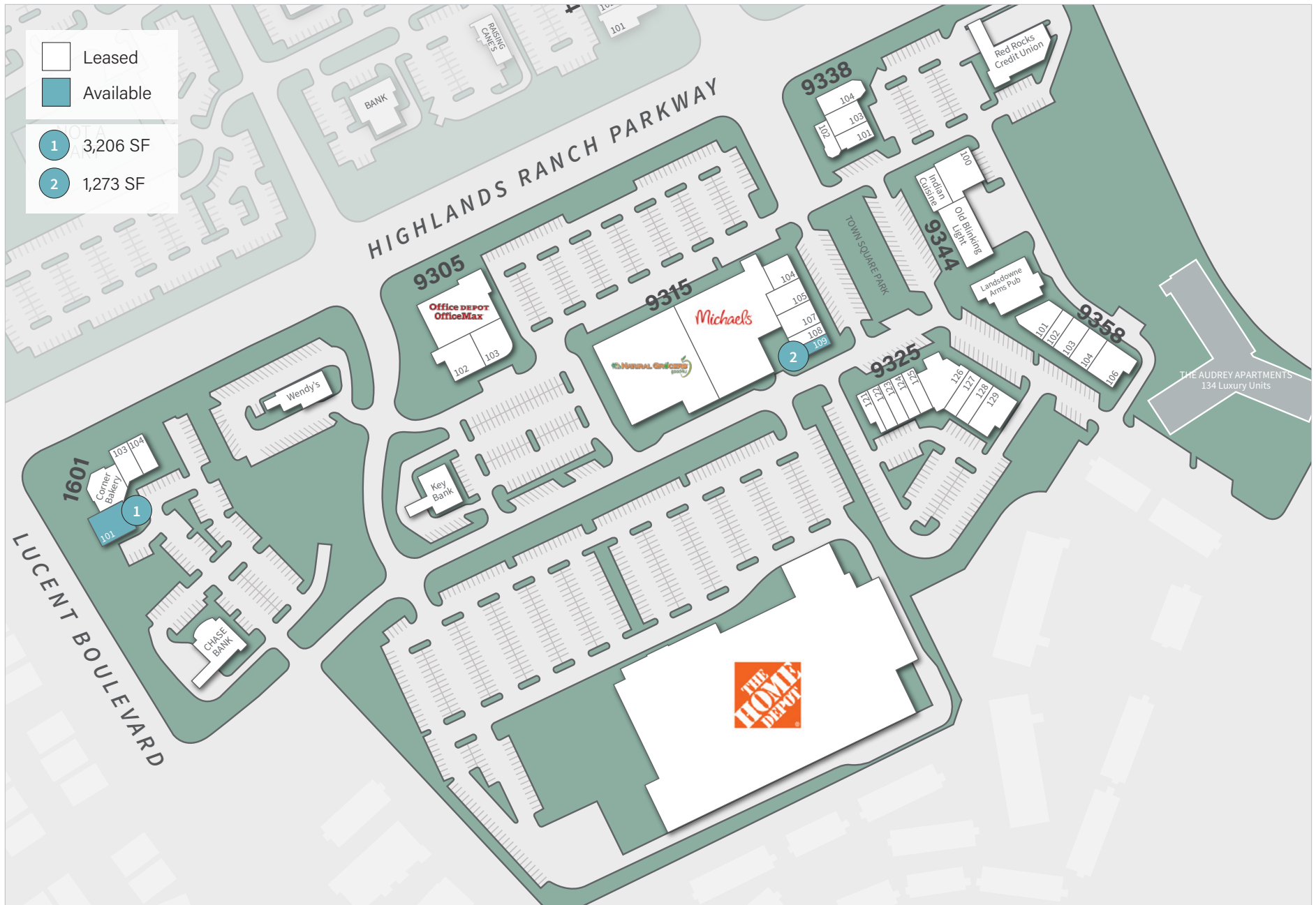
Avg. Household Income  
Within 3 Miles

201,618

Population  
Within 5 Miles

	1 - Mile	3 - Mile	5 - Mile
Population	15,505	84,849	201,618
Median Age	39.0	43.0	42.0
Number of Households	6,300	33,417	79,372
Average Household Income	\$168,834	\$173,964	\$163,759
Daytime Population	13,085	40,490	79,559

Source: eSite Analytics, 2025



# TENANTS

**Abloom Florists**

Alloy Personal Training

**Arts on Fire**

Chase Bank

**Chewy Vet Clinic**

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

**Wendy's**

Xfinity

**Zivel**





# HIGHLANDS RANCH TOWN CENTER

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