



HIGHLANDS RANCH TOWN CENTER NORTH

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

201,618
Population

\$173,964
Average HH Income

79,559
Daytime Population

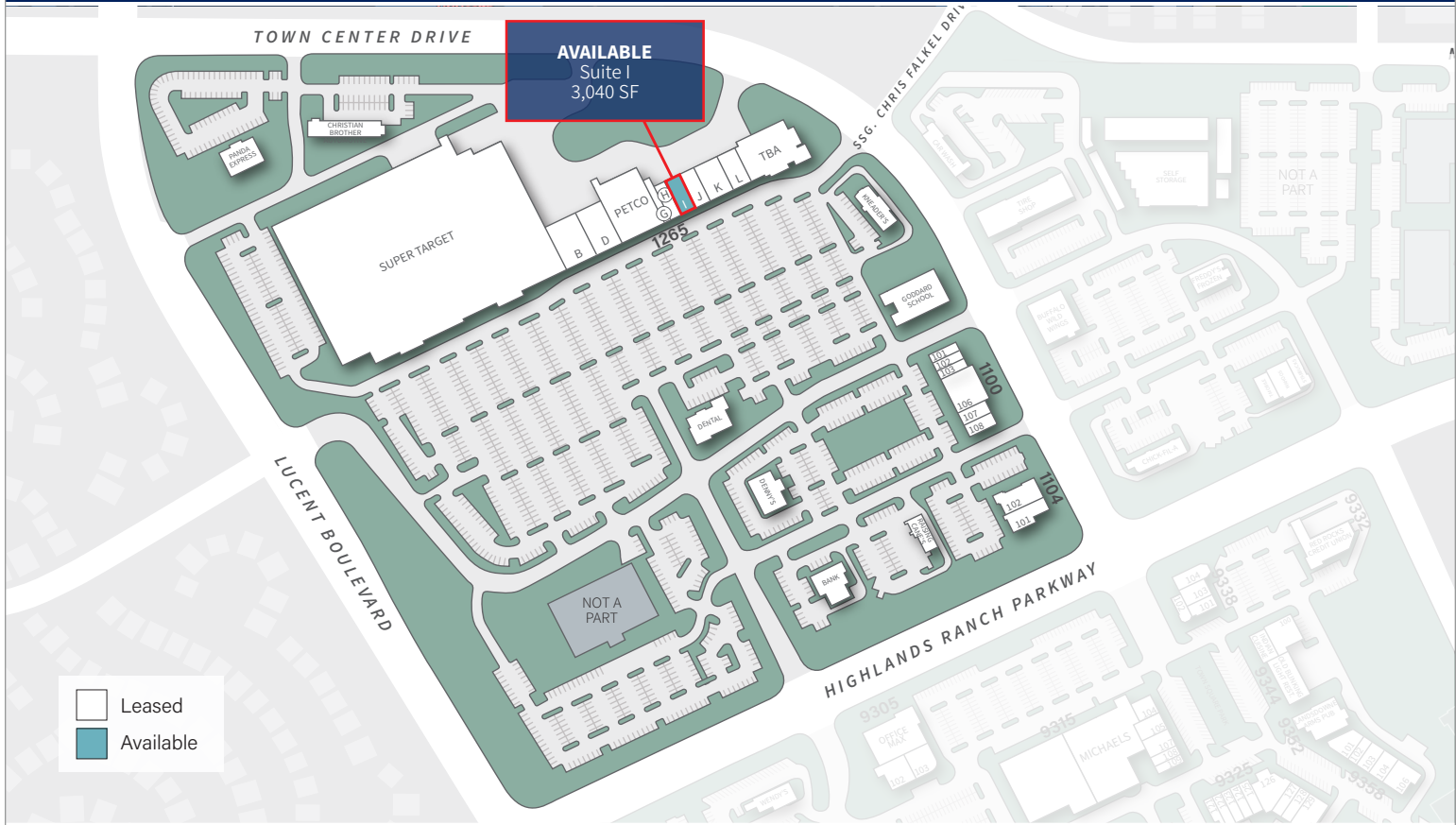
Located on the corner of Highlands Ranch Parkway and Lucent Boulevard in the heart of Highlands Ranch, this retail center is anchored by Super Target and includes Petco, CorePower Yoga, Smokin Fins, and more. The center serves a growing community of greater than 85,000 residents with extremely strong 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](https://www.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

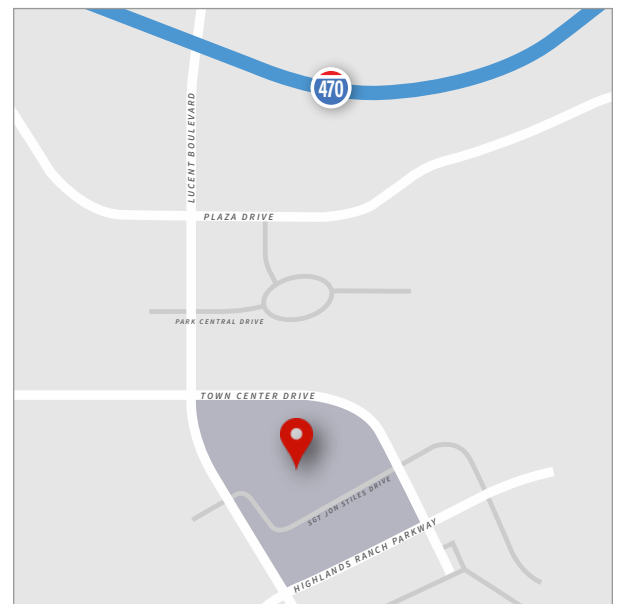
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	15,505	84,849	201,618
Total Households	6,300	33,417	79,372
Average HH Income	\$168,834	\$173,964	\$163,759
Daytime Population	13,085	40,490	79,559

Source: eSite Analytics, 2025

HIGHLIGHTS

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



Location Map

LEGEND RETAIL GROUP

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

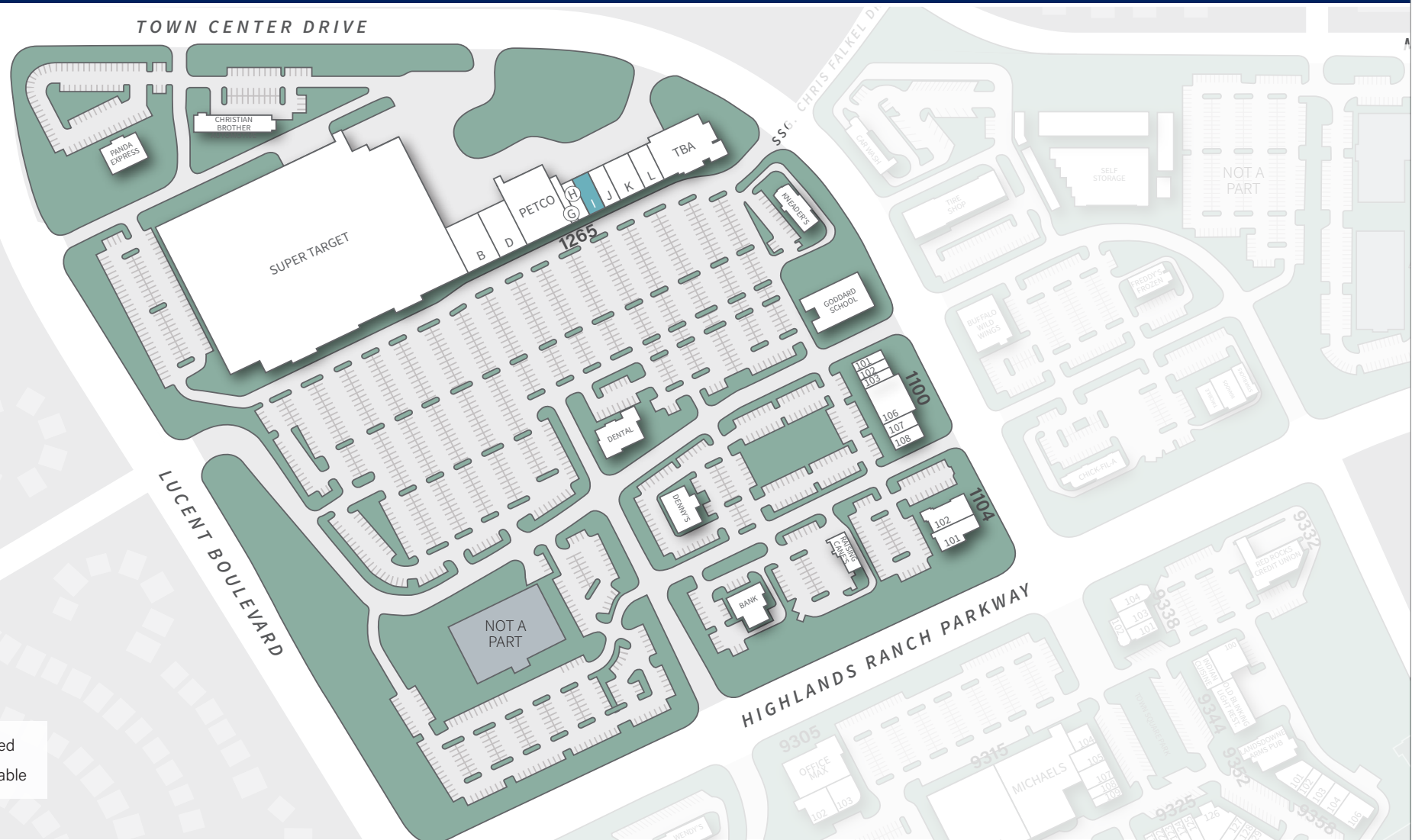


HIGHLANDS RANCH TOWN CENTER NORTH - 1265 SGT. JON STILES DRIVE - HIGHLANDS RANCH, COLORADO

LEGEND RETAIL GROUP

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

AERIAL



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

LEGEND RETAIL GROUP

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

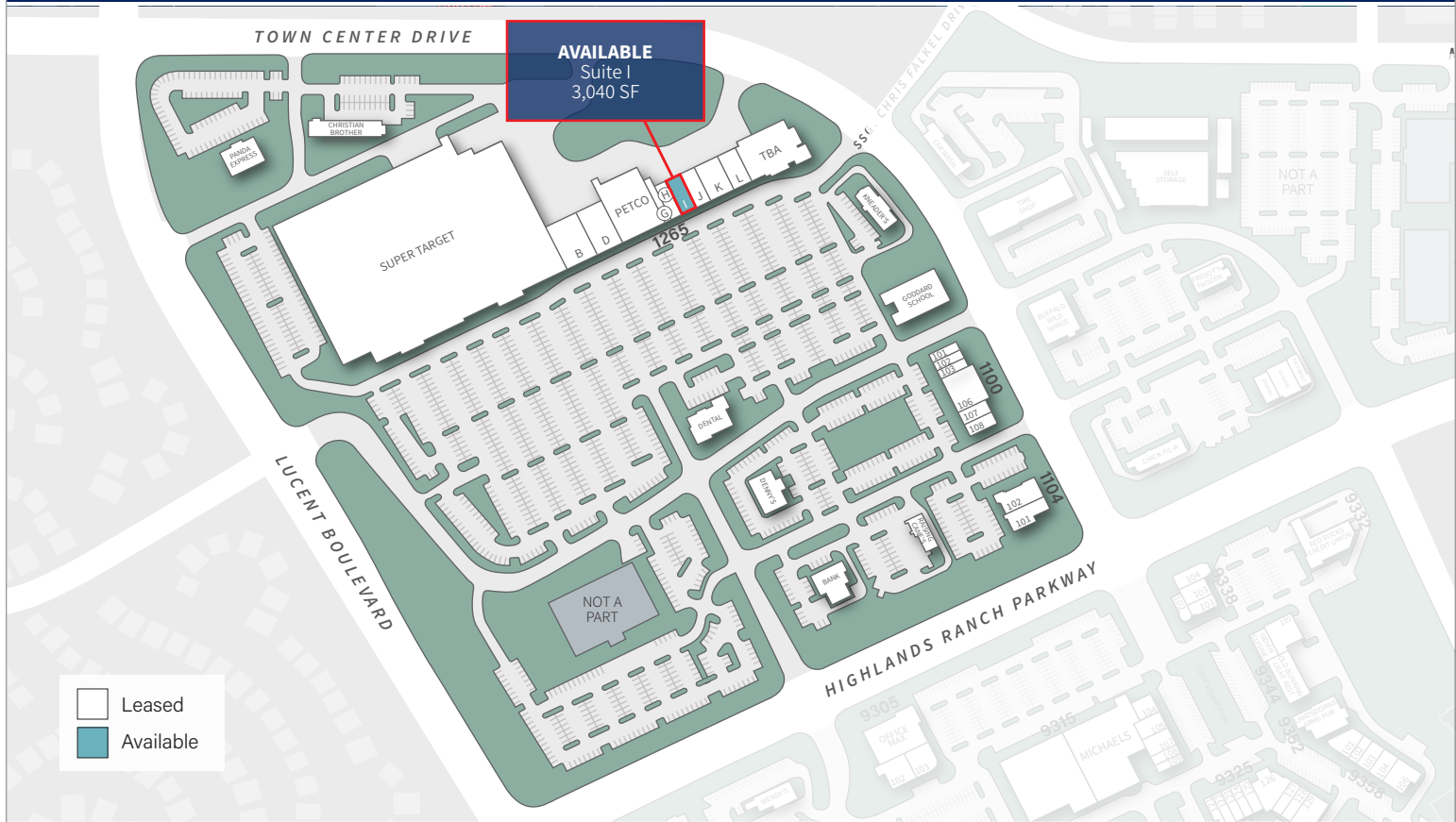
SITE PLAN



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

LEGEND RETAIL GROUP

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



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 AVAILABLE (3,040 SF)**
- J Sherwin Williams
- K CorePower Yoga
- L Blue Sky Nails
- M TBA

BUILDING 1100

- 101 Smoothie King
- 102 Little Caesar's
- 103 Sports Clips
- 106 Fujiyama Sushi
- 107 Capriotti's
- 108 Dessert Donuts

BUILDING 1104

- 101 AT&T Wireless
- 102 Smokin Fins

OTHER RETAIL

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

LEGEND RETAIL GROUP

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

As of May 2025

TENANT LIST