

# SHOPS AT HIGHLAND WALK

SHOPS AT HIGHLAND WALK • 4000 RED CEDAR DR. • HIGHLANDS RANCH, COLORADO

**194,611**  
Population

**\$194,816**  
Average HH Income

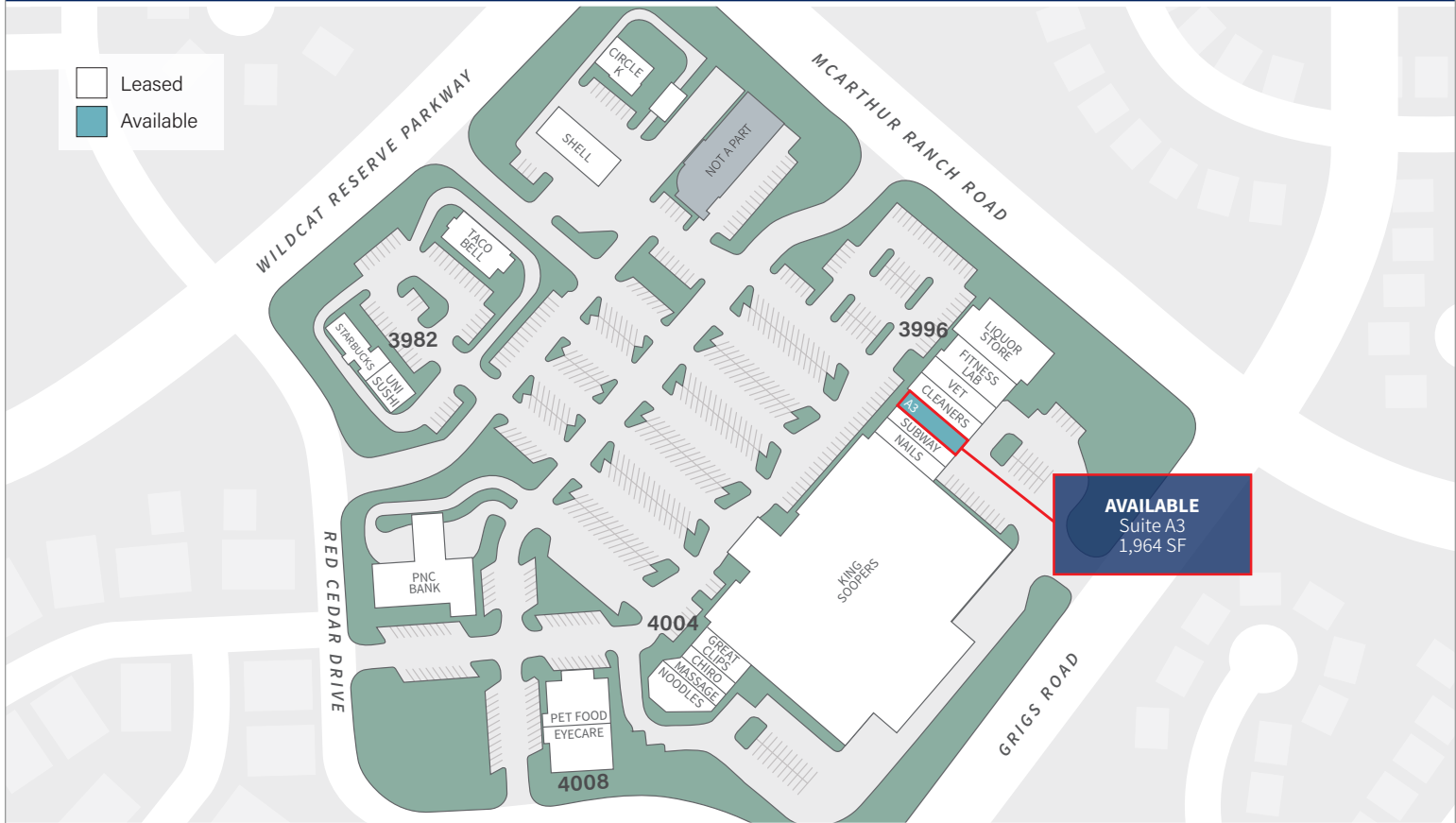
**99,613**  
Drive-Time Population

Located on the southwest corner of Wildcat Reserve Parkway and McArthur Ranch Road, this grocery anchored center was the last retail center developed in the southern sector of Highlands Ranch, a community of nearly 85,000 residents. The retail center totals 87,572 SF of space, is anchored by a King Sooper's grocery store, and includes PNC Bank, Starbucks, Garlic Jim's restaurant, and more.

The center also includes a park with seating areas and pathways that lead to and from the retail. The center is near four large schools with a total population of more than 5,400 students.

For more about the Shops at Highland Walk or any of our other outstanding properties, visit [SheaProperties.com](https://SheaProperties.com).





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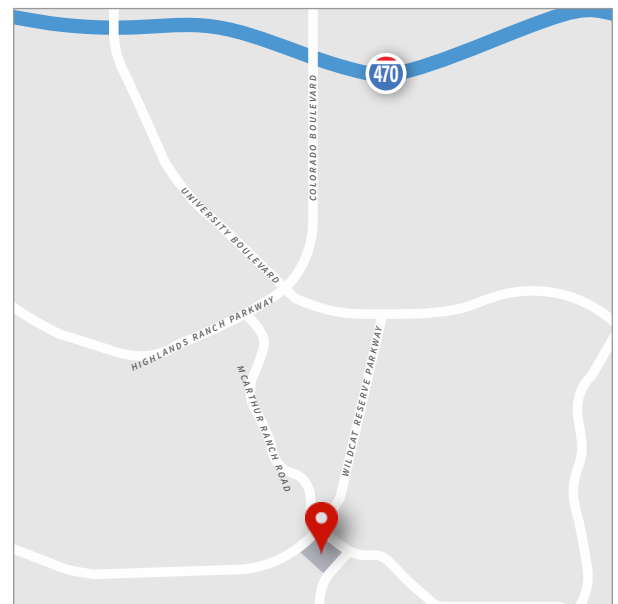
### DEMOGRAPHICS

|                    | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------------|-----------|-----------|-----------|
| Population         | 19,579    | 83,474    | 194,611   |
| Total Households   | 6,526     | 30,504    | 76,457    |
| Average HH Income  | \$194,816 | \$187,110 | \$172,681 |
| Daytime Population | 2,570     | 12,363    | 99,613    |

Source: eSite Analytics, 2025

### HIGHLIGHTS:

- 87,235 SF of retail space anchored by King Sooper's
- Tenants include PNC Bank, Starbucks, FitnessLab
- Near four schools with more than 5,400 students
- Near Castle Pines South community

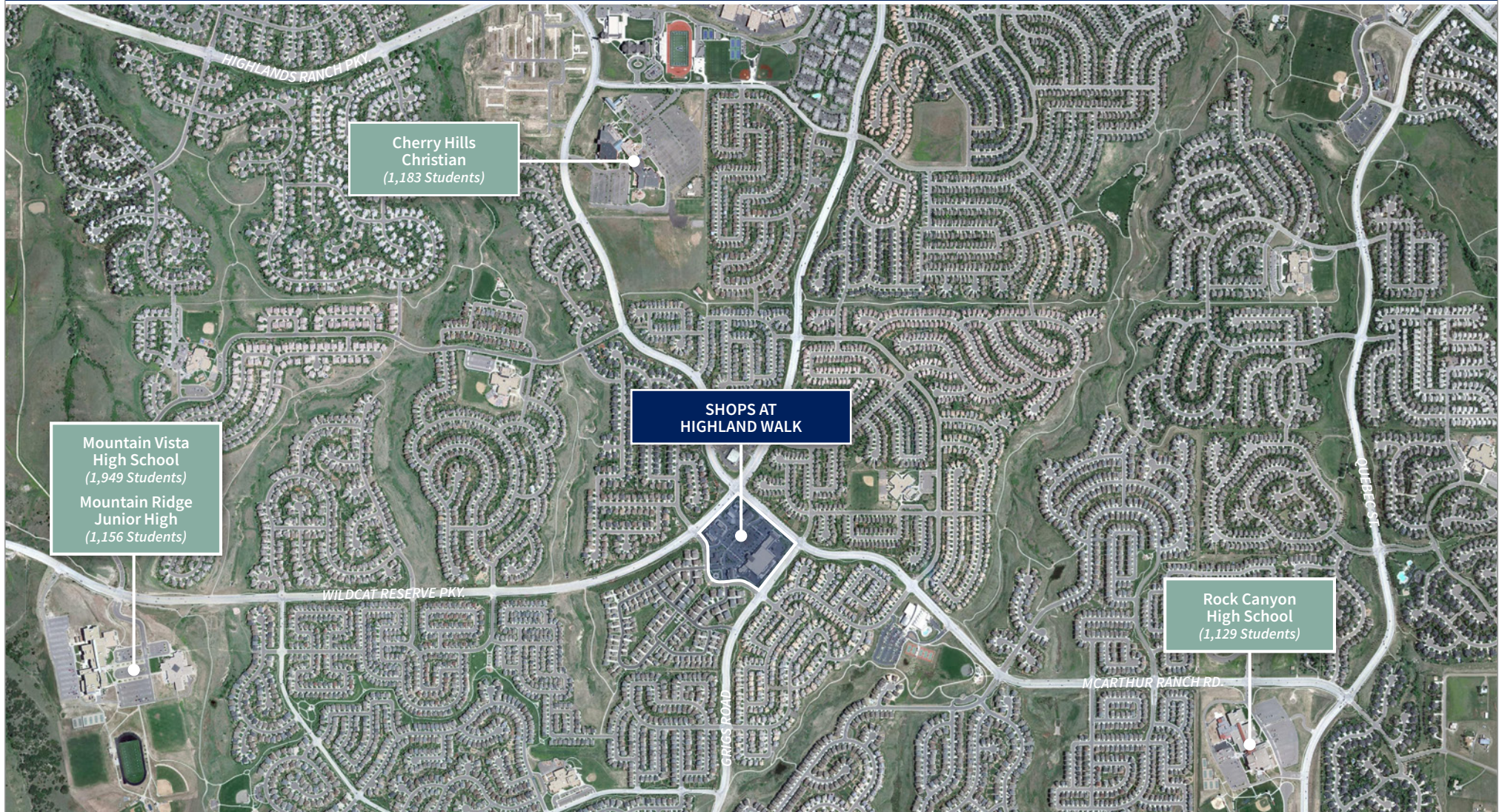


Location Map

### LEGEND RETAIL GROUP

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





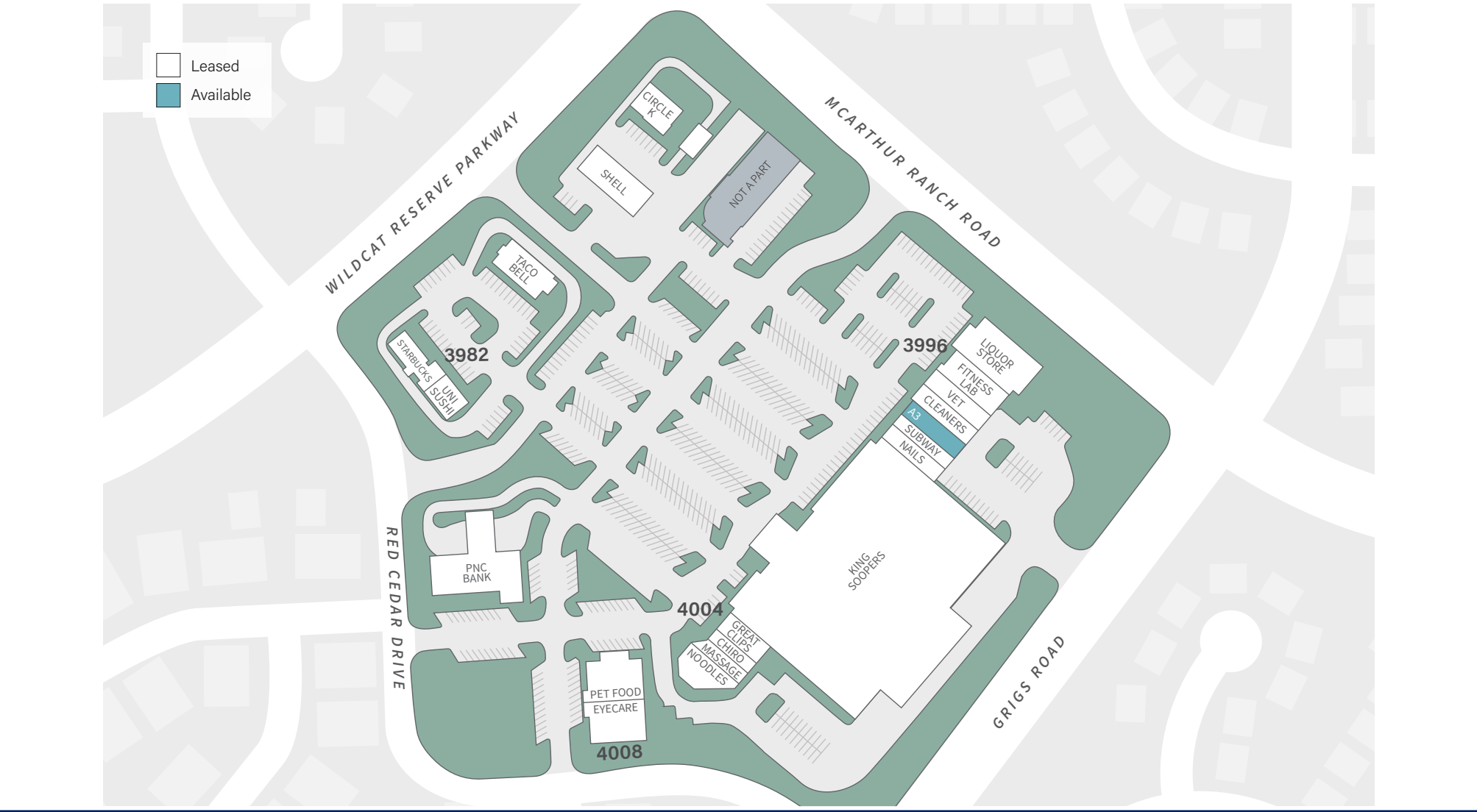
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AERIAL





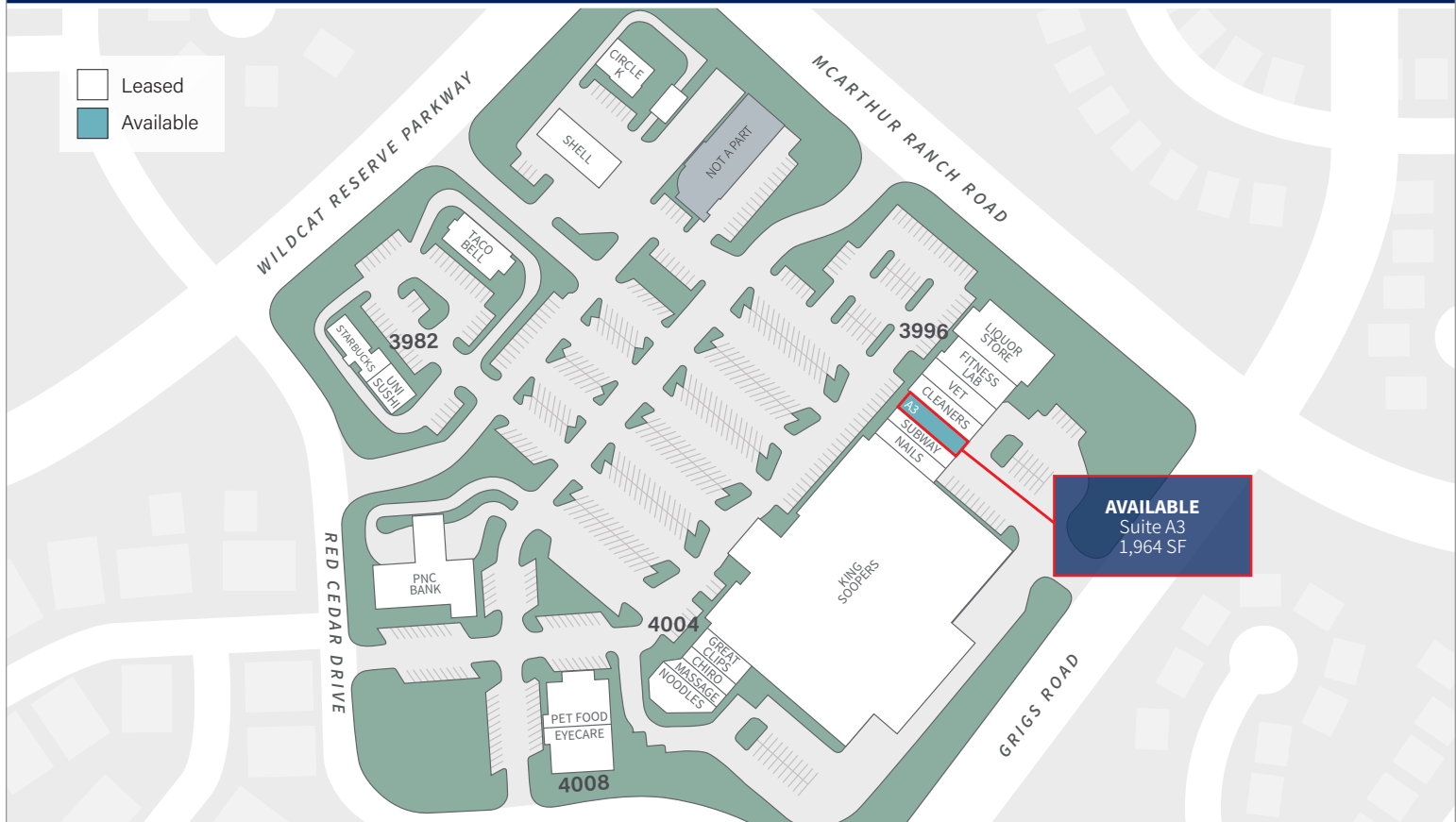
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## SHOPS AT HIGHLAND WALK ▪ 4000 RED CEDAR DR. ▪ HIGHLANDS RANCH, COLORADO

### BUILDING 3982

- A Uni Sushi
- B Starbucks

### BUILDING 3996

- A1 Magic Nails
- A2 Subway
- A3 AVAILABLE (1,964 SF)**
- A4 Dependable Cleaners
- A5 Alpenview Veterinary
- A6 FitnessLab
- A7 Wildcat Wine & Spirits

### BUILDING 4004

- C1 Great Clips
- C2 Premier Chiropractic
- C3 Elements Massage
- C4 Pho Vy Vietnamese  
Noodles & Grill

### BUILDING 4008

- D1 Look Perfect Image Eyecare
- D2 Chuck & Don's Pet Food Outlet

### OTHER TENANTS

- King Soopers
- PNC Bank
- Shell Gas & Car Wash
- Taco Bell

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As of May 2025

## TENANT LIST