



CENTRAL PARK • 1485 PARK CENTRAL DRIVE • HIGHLANDS RANCH, COLORADO

214,022
Population

\$147,198
Average HH Income

73,856
Daytime Employees

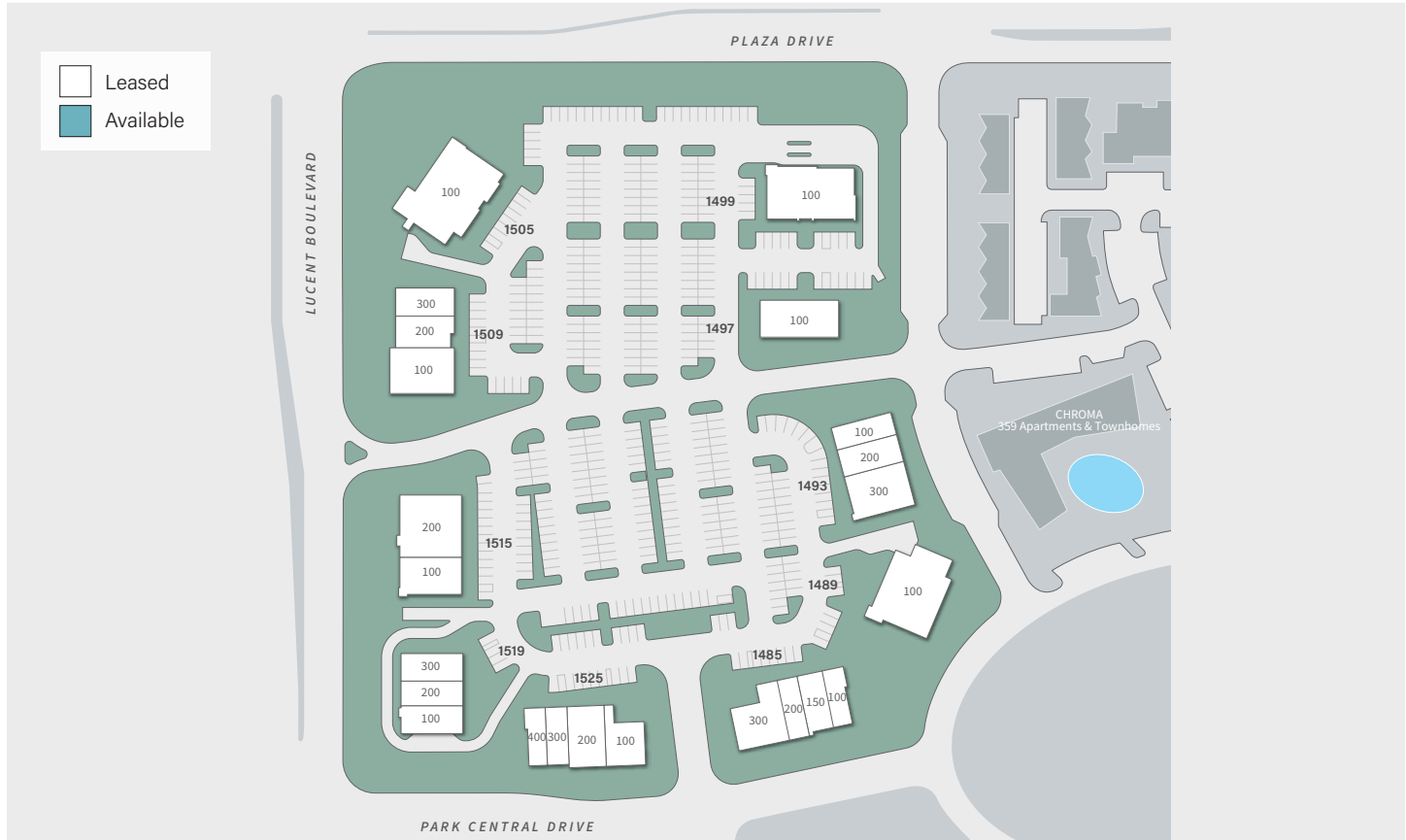
Central Park is a mixed-use property which includes UC Health Hospital, single family residences, apartments and a neighborhood retail center. The center is anchored by a 150' sculpture as well as a regional park amphitheater and reflection pond.

The center consists of eight buildings featuring Rock Bottom Restaurant & Brewery, Old Chicago Pizza & Taproom, Torchy's Tacos, Shake Shack, Orangetheory Fitness, Ike's Love & Sandwiches, Starbucks, and much more. The center is rich in design featuring contemporary elements using stacked stone and metal paneling.

For more information on Central Park or any of our other outstanding properties, visit SheaProperties.com.



Barre3 at Central Park.



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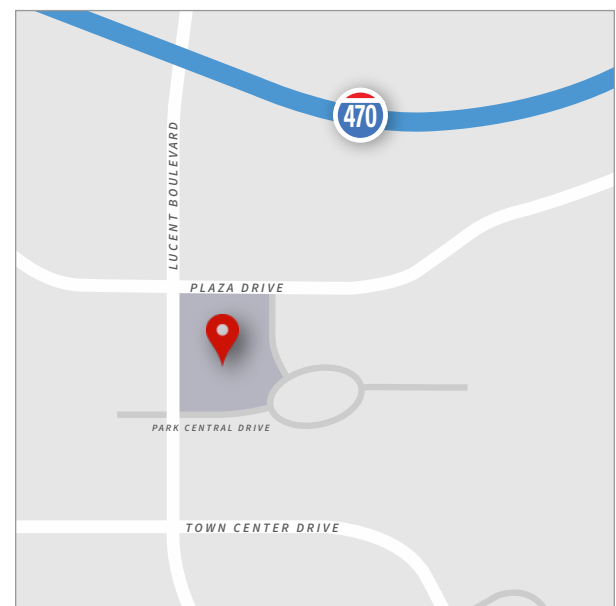
DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	15,505	84,849	201,618
Average HH Income	\$168,834	\$173,964	\$163,759
Daytime Employees	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 Rock Bottom Brewery and Old Chicago Pizza
- Other tenants include Torchy's Tacos, Shake Shack, Scissors and Scotch, Orangetheory Fitness, and more



Location Map

DAVID, HICKS & LAMPERT BROKERAGE, LLC

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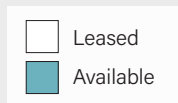
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AERIAL

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SITE PLAN

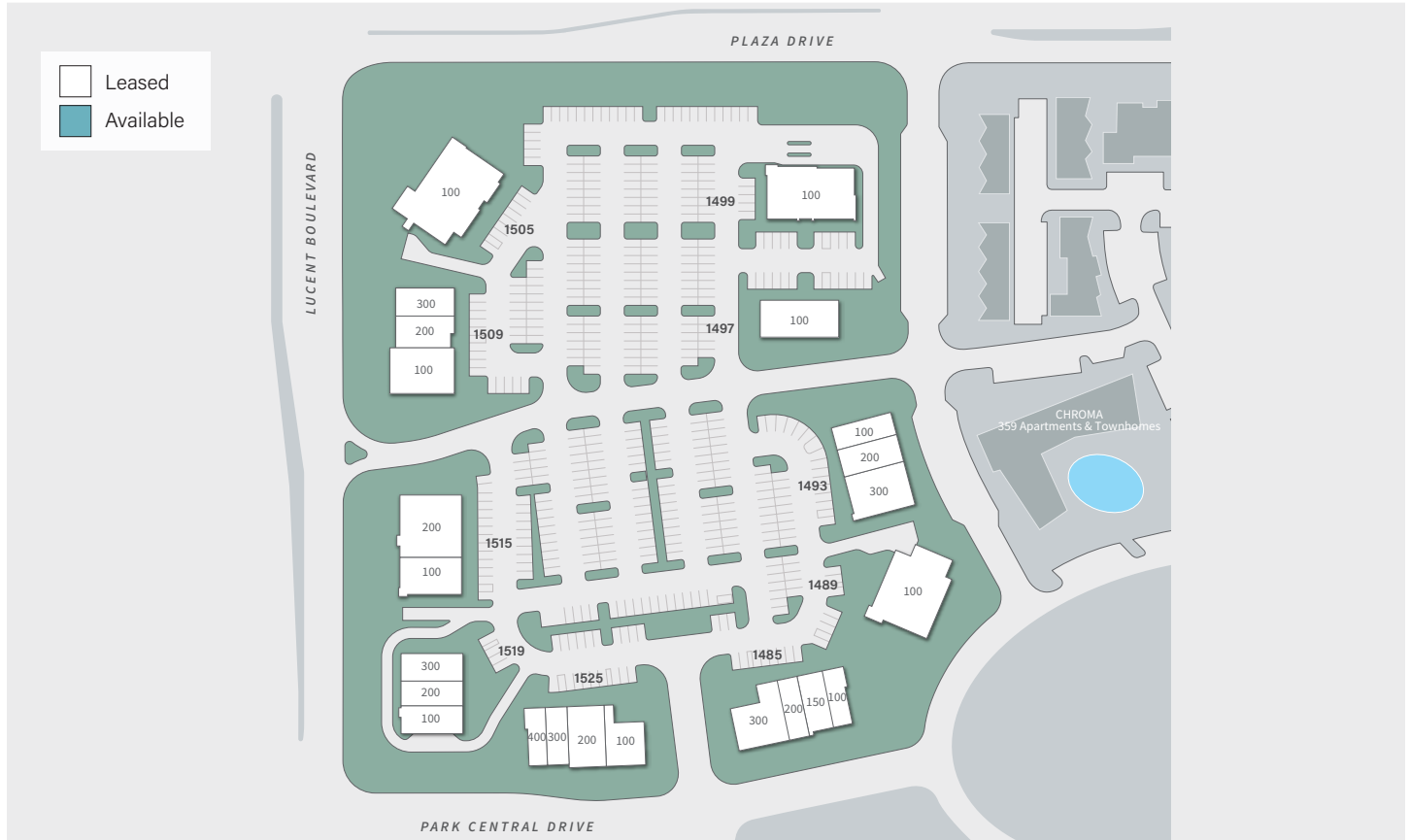


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CENTRAL PARK - 1485 PARK CENTRAL DRIVE - HIGHLANDS RANCH, COLORADO

BUILDING 1485

- 100 StretchLab
- 150 Tropical Smoothie Cafe
- 200 Hair Extension and Color Bar
- 300 #Hashtag - Boozy Brunch

BUILDING 1489

- 100 Old Chicago Pizza & Taproom

BUILDING 1493

- 100 barre3
- 200 Scissors and Scotch
- 300 Orangetheory Fitness

BUILDING 1497

- 100 Postino

BUILDING 1499

- 100 Ent Credit Union

BUILDING 1505

- 100 Rock Bottom Restaurant & Brewery

BUILDING 1509

- 100 Shake Shack
- 200 Clear Smile Dental Care
- 300 Gelato & Co

BUILDING 1515

- 100 Cava Grill
- 200 Torchy's Tacos

BUILDING 1519

- 100 Starbucks
- 200 The Joint Chiropractic
- 300 Restore Hyper Wellness + Cryotherapy

BUILDING 1525

- 100 Mad Greens
- 200 Blue Sky Nails & Spa
- 300 Teriyaki Madness
- 400 Ike's Love & Sandwiches

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As of May 2025

TENANT LIST