



HIGHLANDS RANCH TOWN CENTER

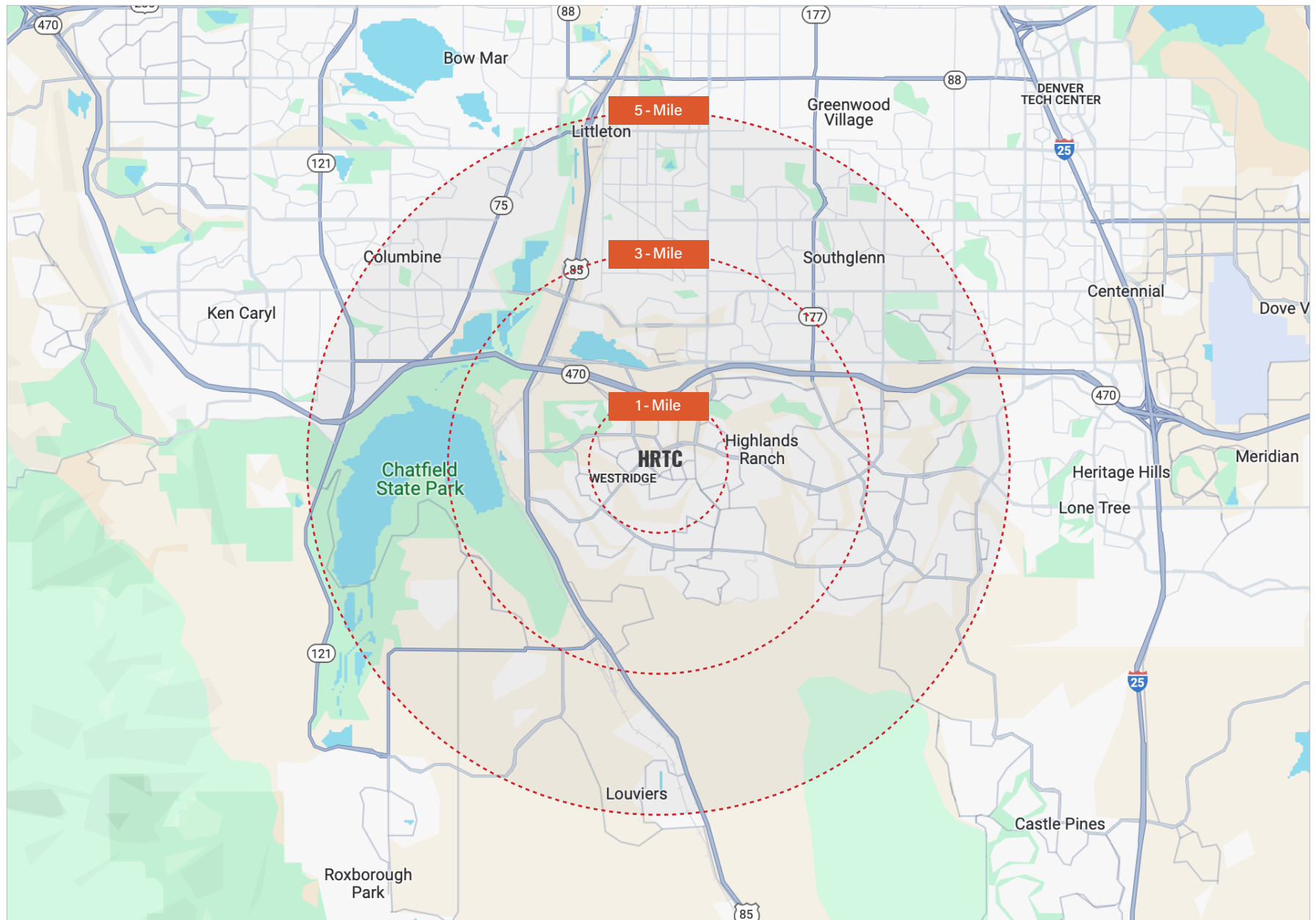
Shea Properties





WHY HIGHLANDS RANCH

Highlands Ranch Town Center (HRTC) 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, Natural Grocers, Lansdowne Arms Bistro and Pub, and Dave's Hot Chicken. Plus, it offers 20,000 SF of office space, making HRTC 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

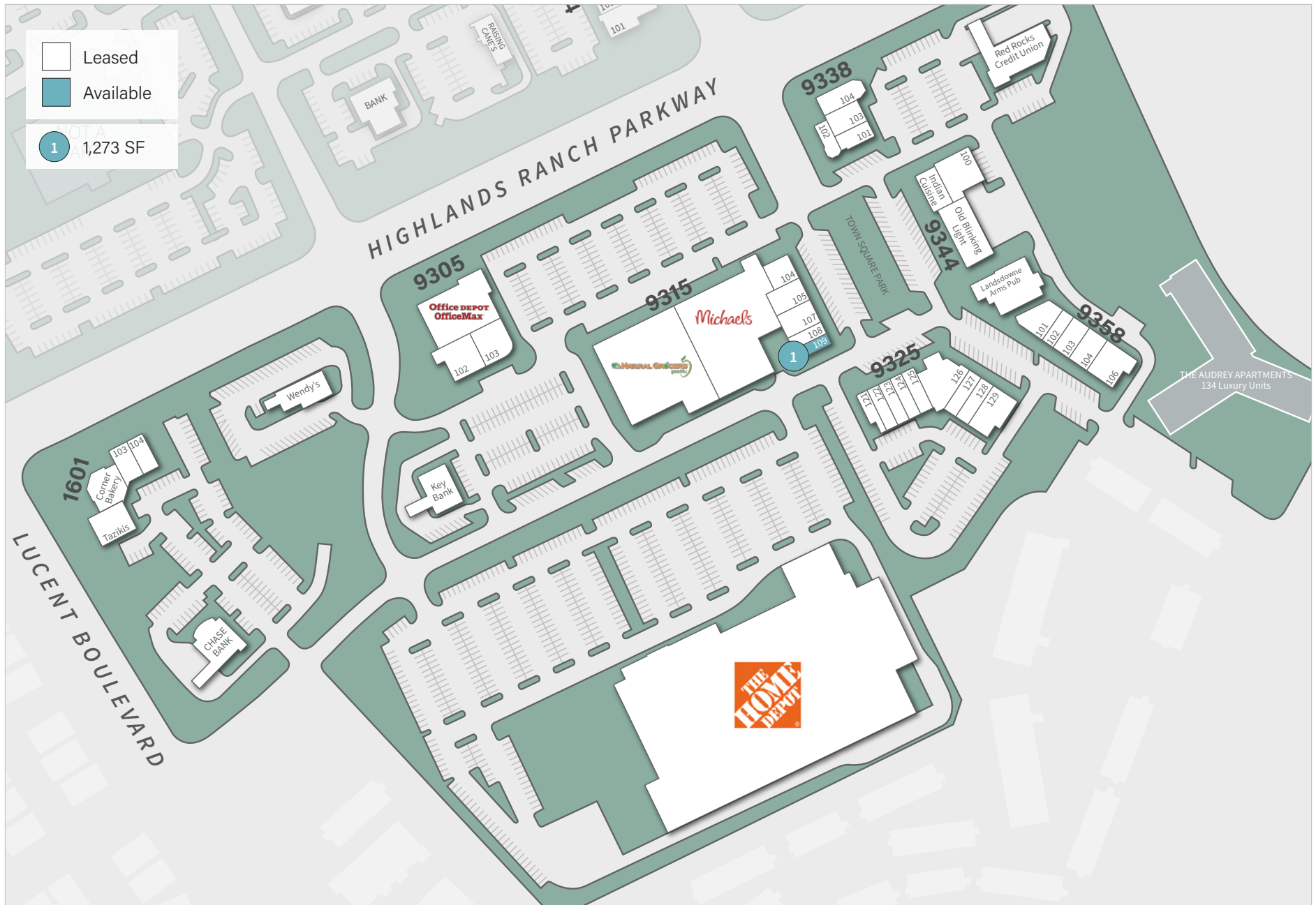
201,618

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

Site Plan



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

Tazikis

U Break I Fix

Wendy's

Xfinity

Zivel



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