



# CENTRAL PARK

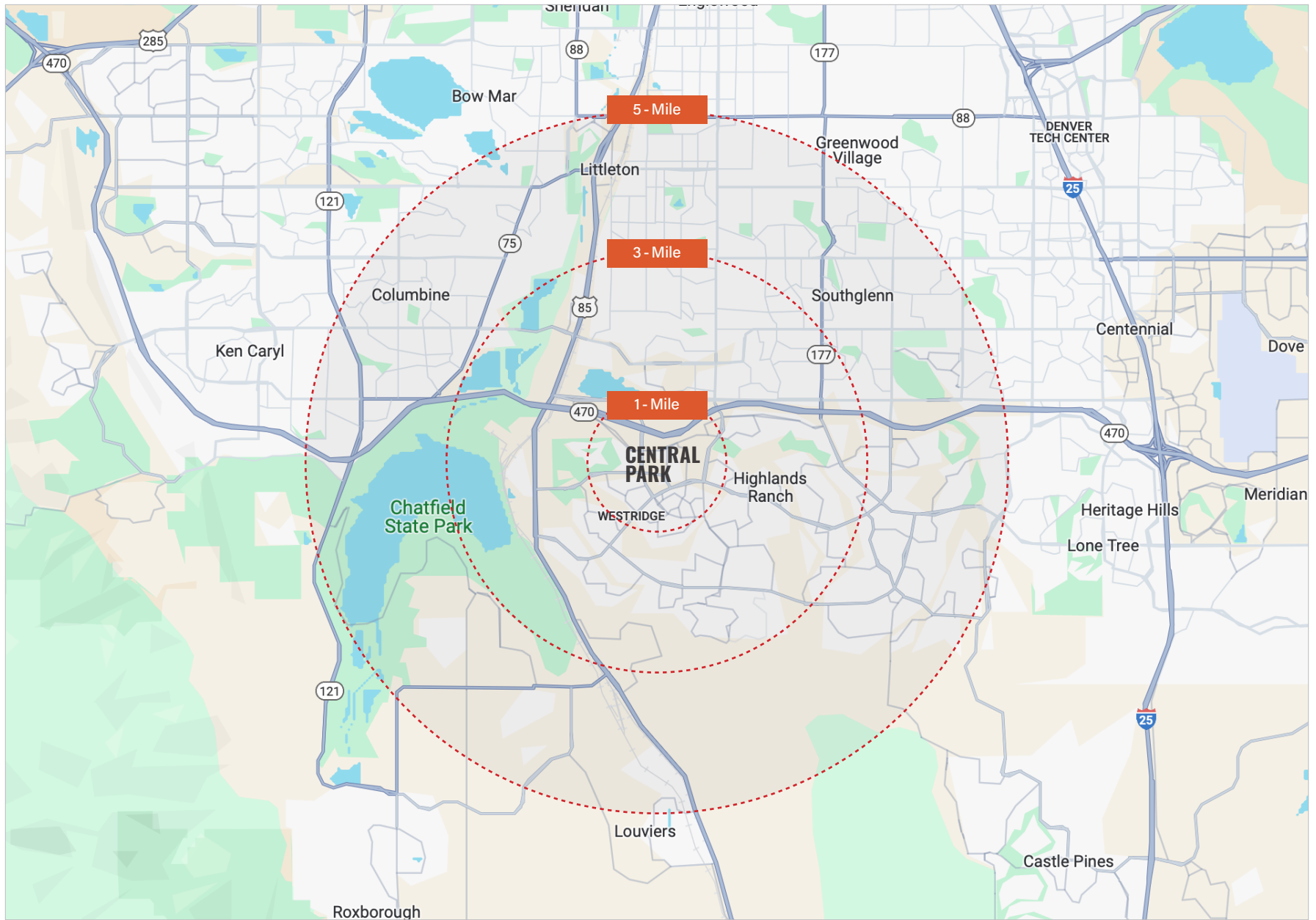
Shea Properties





## WHY CENTRAL PARK

Central Park is a popular 61,725 SF retail center in Highlands Ranch, a desirable community in metropolitan Denver, Colorado. With an array of services and destination restaurants such as Rock Bottom Brewery, Old Chicago Pizza, and Shake Shack, the center is at the heart of a dynamic enclave encompassing UCHealth Hospital, 200 single-family residences, 360 multifamily units, and 40,000 square feet of office spaces. Amenities in this community include a regional park amphitheater, reflection pond and a 150-foot sculpture. Highlands Ranch Central Park is only 10 miles from Denver Tech Center and 15 miles from Downtown Denver, with convenient access to Interstate 470. The surrounding trade area includes a **population of 216,541 within 5-miles** and an **average household income of \$172,392 within 3-miles**, providing strong support for the center's diverse mix of uses.



# KEY DEMOGRAPHICS

**\$172,392**

Avg. Household Income  
Within 3 Miles

**216,541**

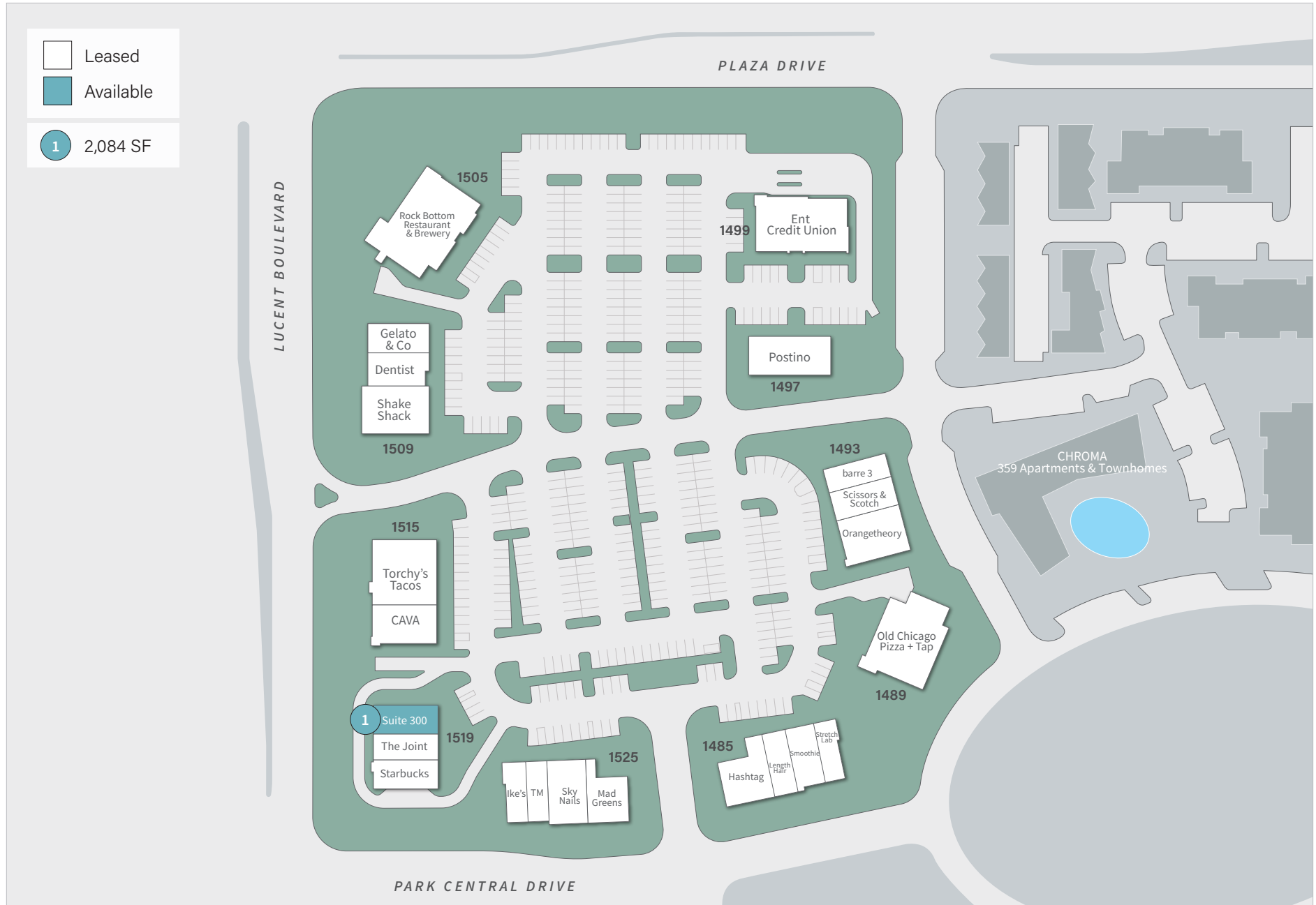
Population  
Within 5 Miles

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	1 - Mile	3 - Mile	5 - Mile
Population	12,440	85,147	<b>216,541</b>
Median Age	43.0	43.0	42.0
Number of Households	5,888	34,513	87,482
Average Household Income	\$161,837	<b>\$172,392</b>	\$163,799
Daytime Population	13,987	33,296	66,256

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Source: eSite Analytics, 2026



# TENANTS

## **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

## **BUILDING 1525**

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



# CENTRAL PARK

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