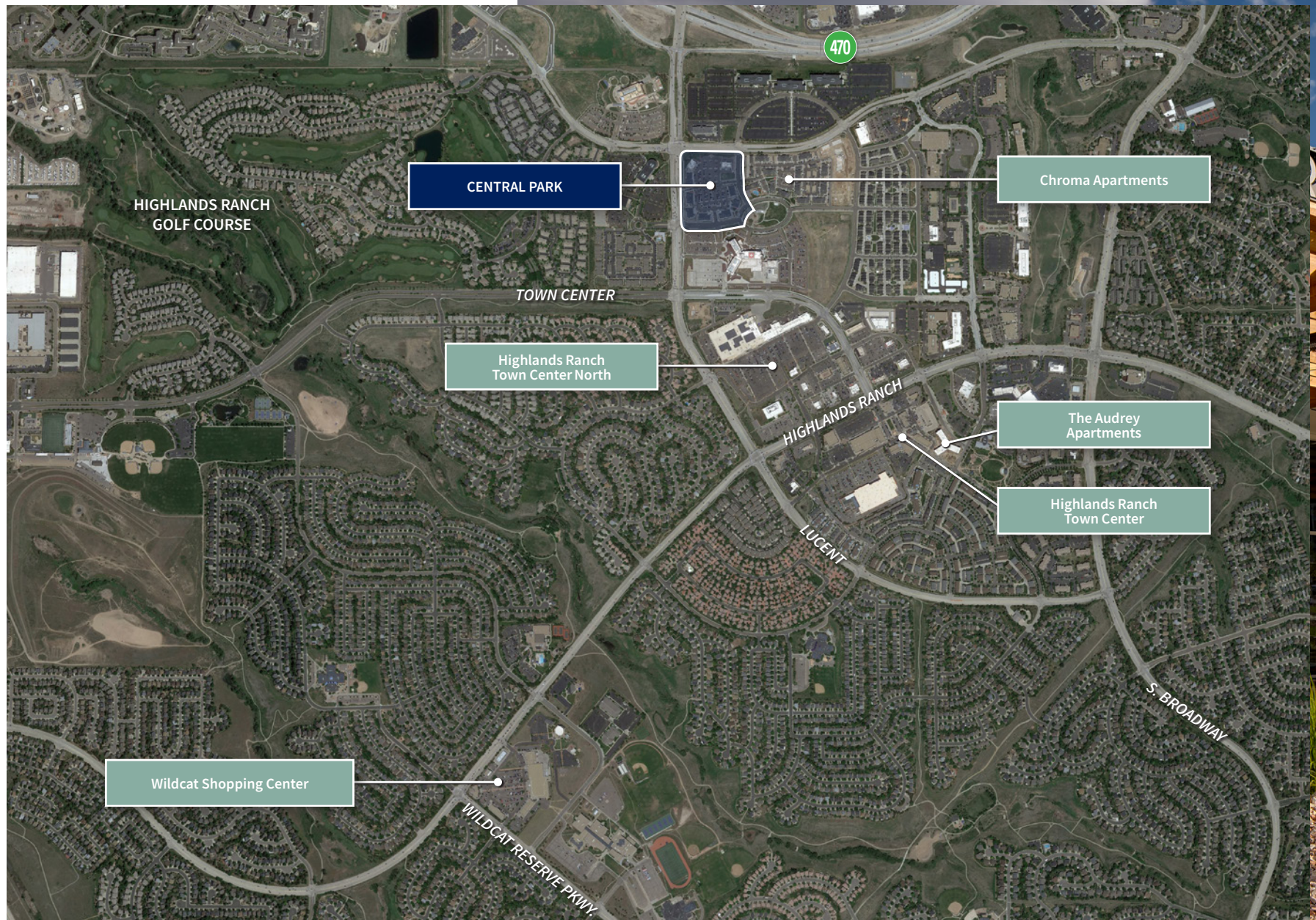




CENTRAL PARK

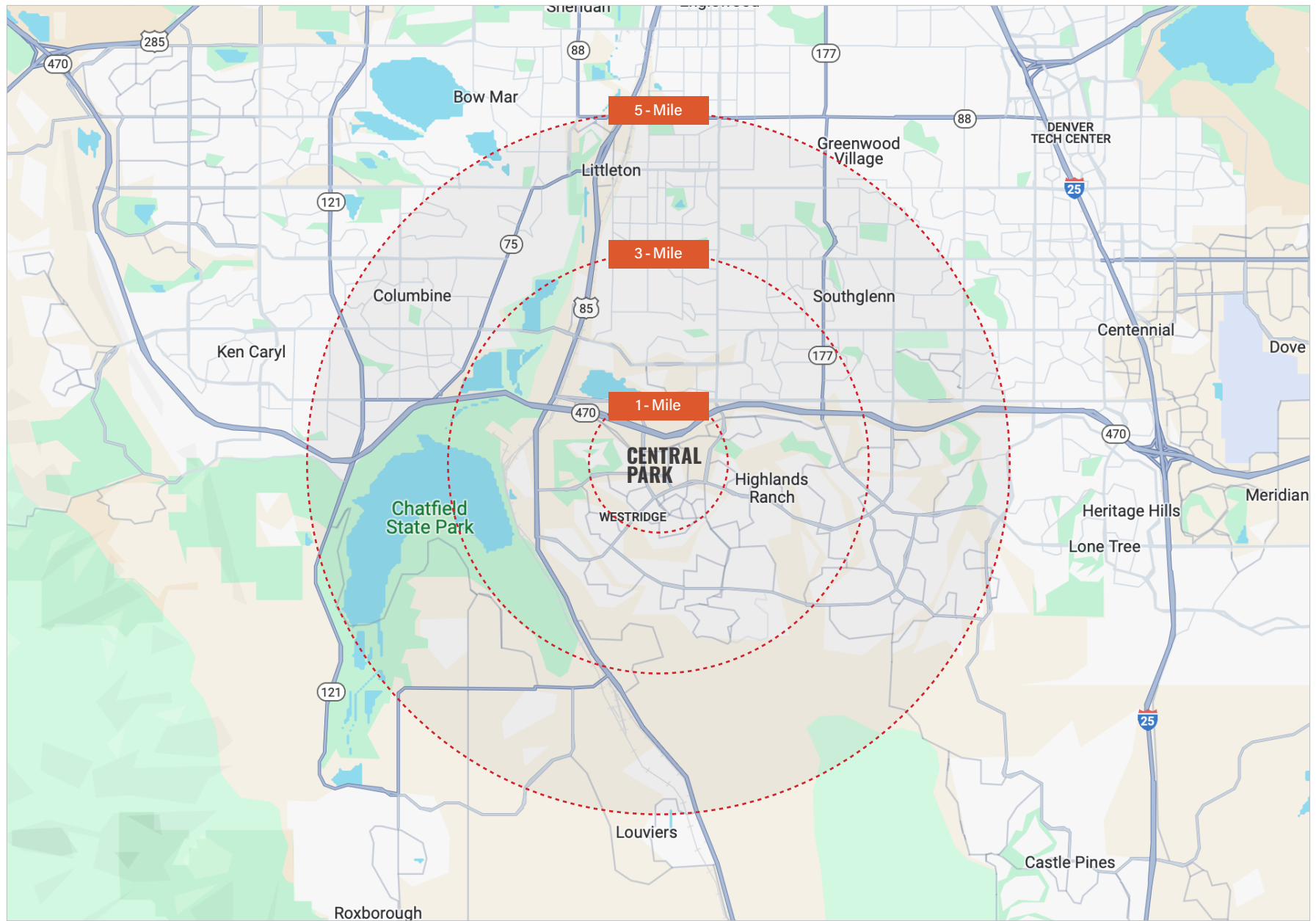
Shea Properties





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 Postino, 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 216,115 within five miles** and an **average household income of \$166,197 within three miles**, providing strong support for the center's diverse mix of uses.



KEY DEMOGRAPHICS

\$166,197

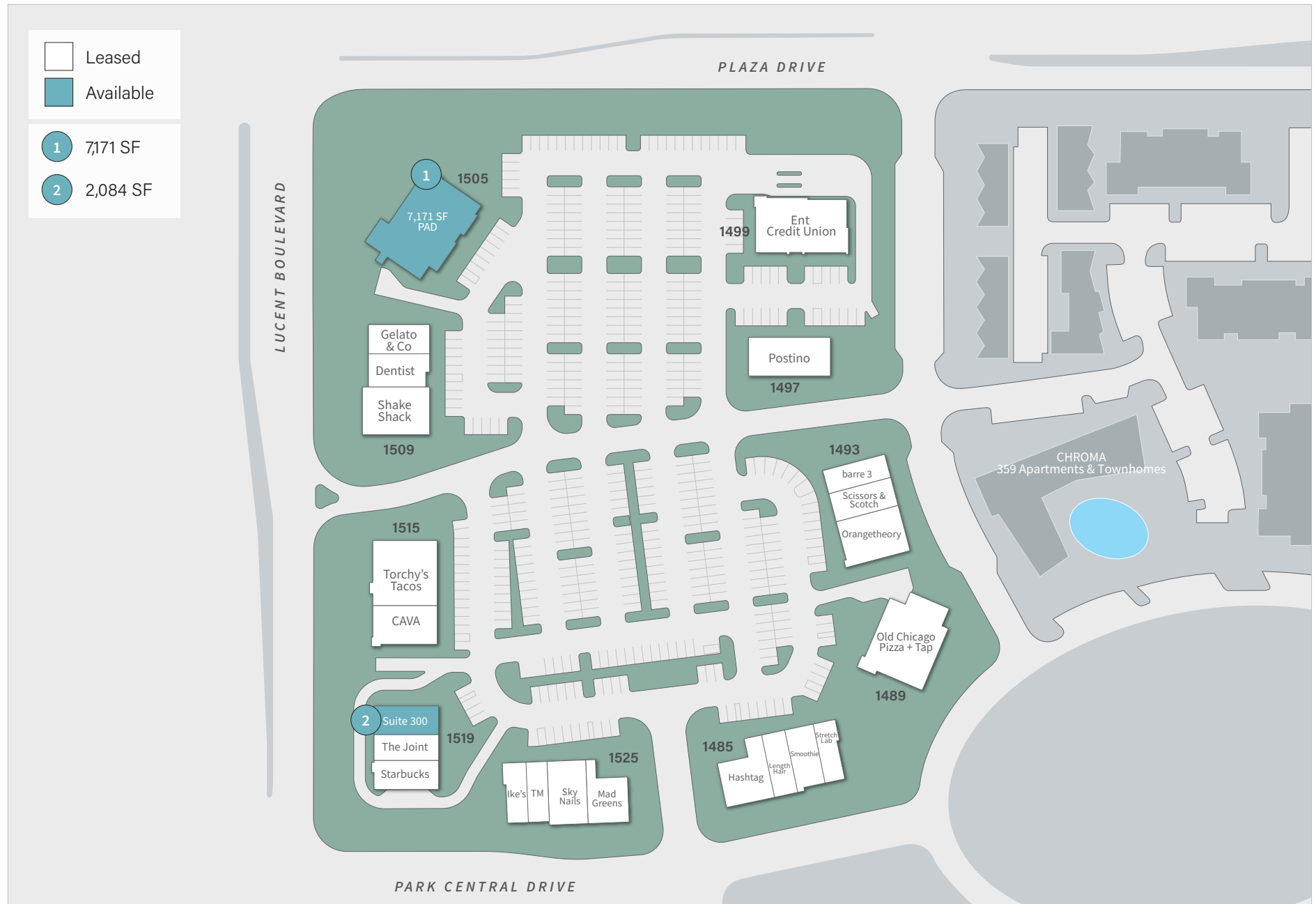
Avg. Household Income
Within 3 Miles

216,115

Population
Within 5 Miles

	1 - Mile	3 - Mile	5 - Mile
Population	11,302	81,342	216,115
Median Age	40.1	42.8	42.0
Number of Households	5,340	32,905	87,333
Average Household Income	\$152,697	\$166,197	\$157,359
Daytime Population	13,221	33,145	65,868

Source: Kalibrate, 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 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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