



HIGHLANDS RANCH TOWN CENTER

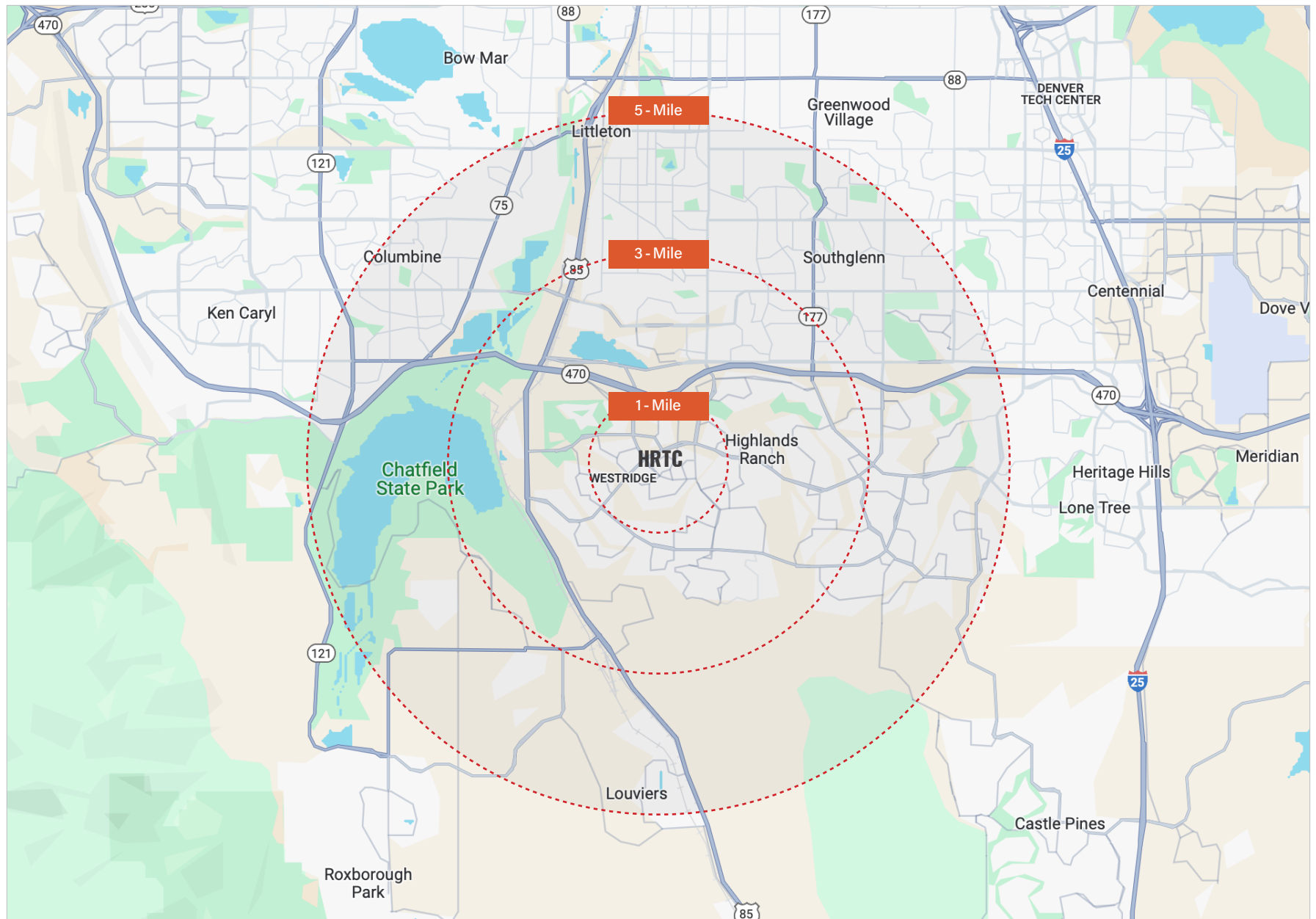
Shea Properties





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 **80,405 households within five miles** with an **average household income of \$171,339 within a three-mile radius**. It hosts renowned retailers and eateries such as The Home Depot, Natural Grocers/Vitamin Cottage, Lansdowne Arms Bistro & 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

\$171,339

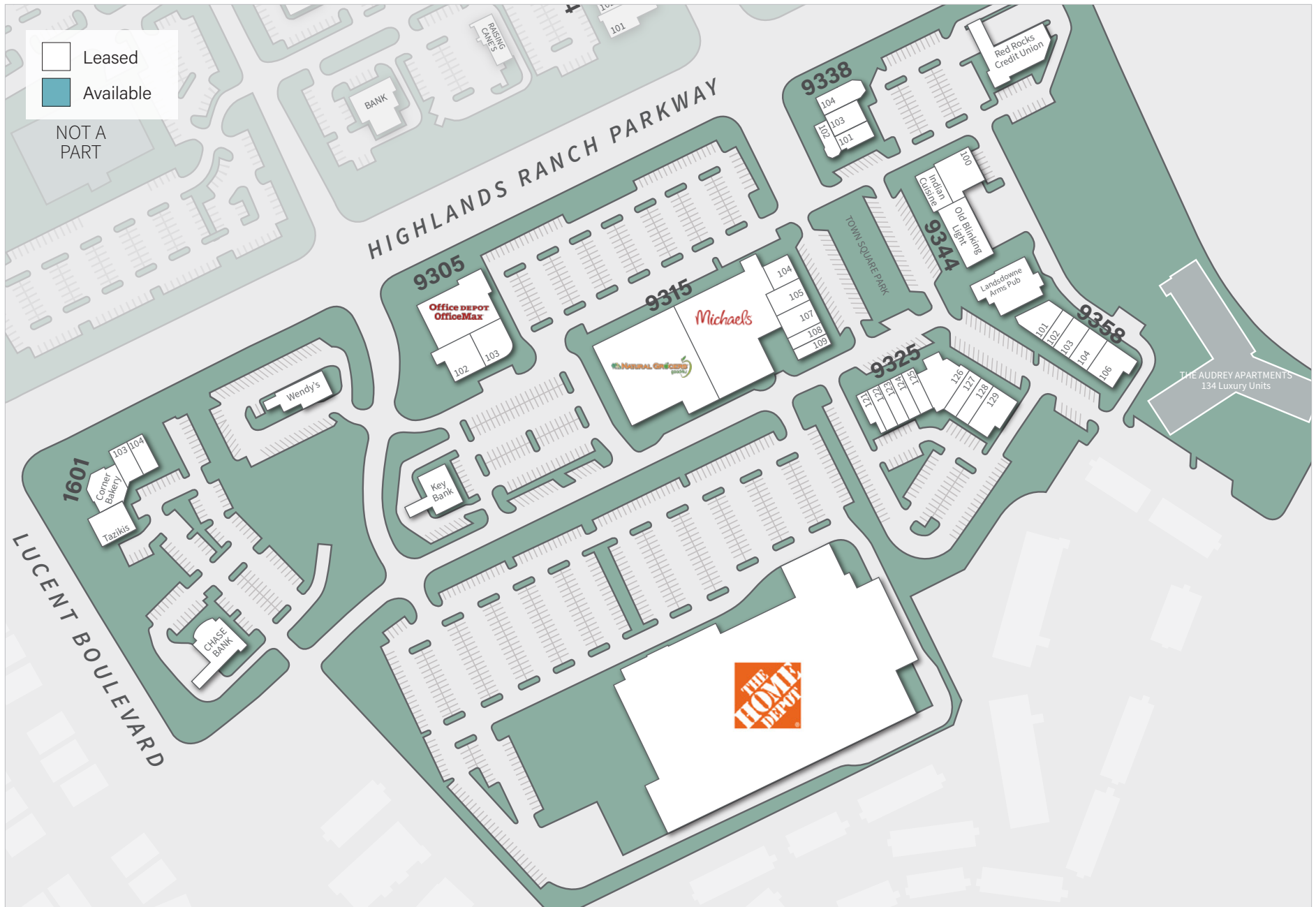
Avg. Household Income
Within 3 Miles

202,329

Population
Within 5 Miles

	1 - Mile	3 - Mile	5 - Mile
Population	15,453	82,030	202,329
Median Age	39.6	42.9	42.2
Number of Households	6,546	32,605	80,405
Average Household Income	\$164,147	\$171,339	\$162,263
Daytime Population	9,763	33,453	62,064

Source: Kalibrate, 2026



TENANTS

Abloom Florists

Alloy Personal Training

Arts on Fire

Bake Shop (*coming soon*)

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

Nicolo's Pizza (*coming soon*)

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

Wendy's

Xfinity

Zivel



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