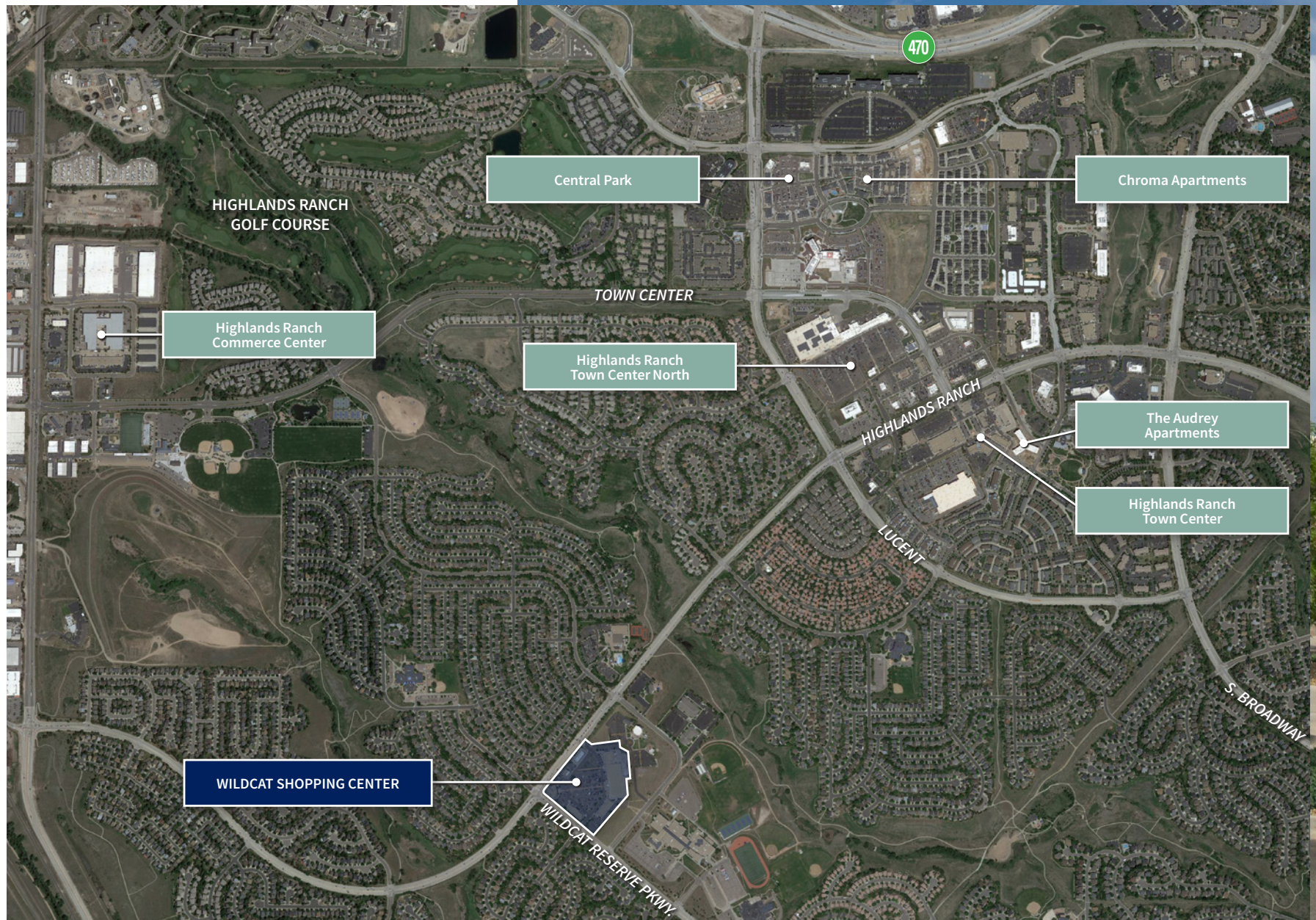




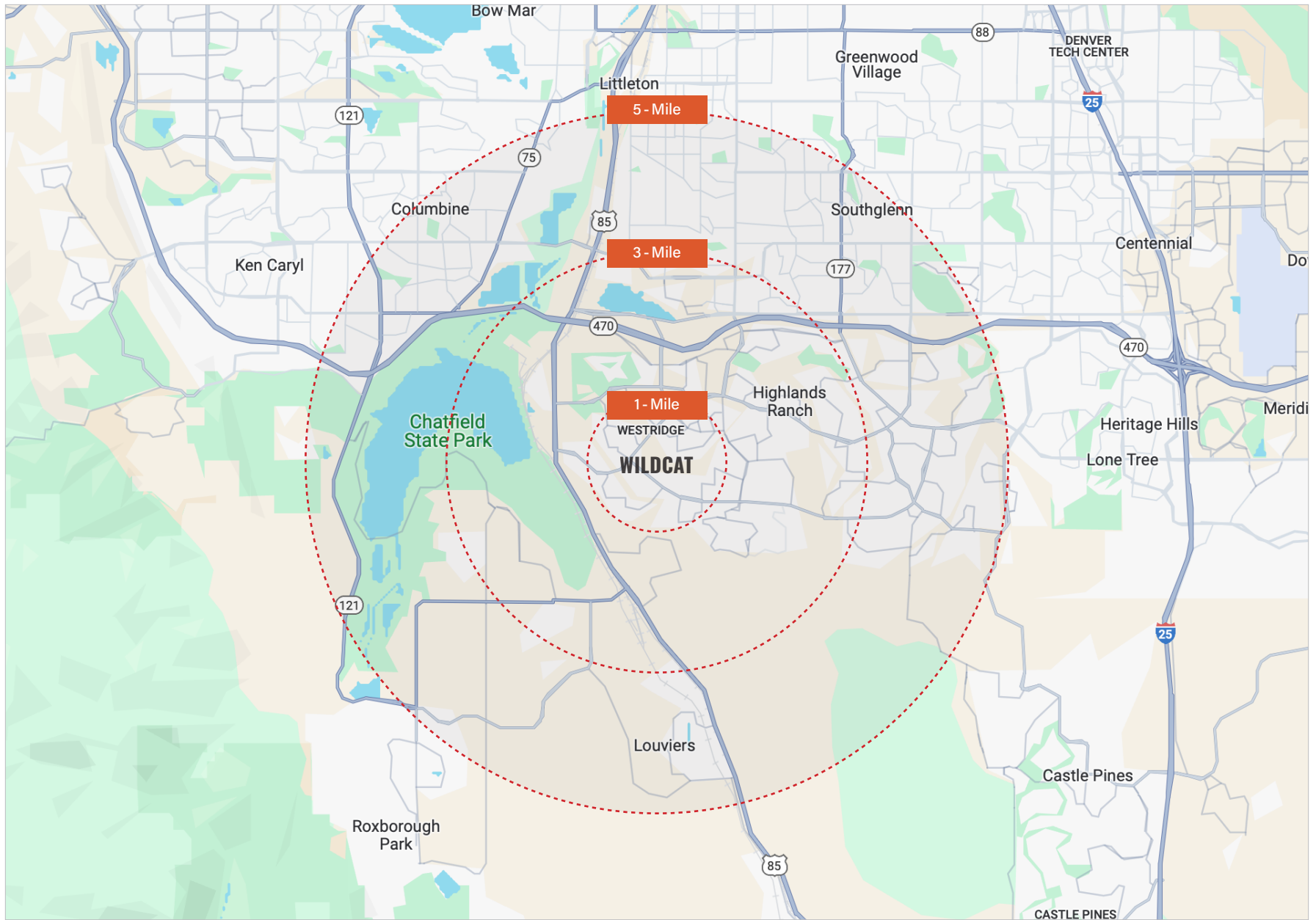
Shea Properties.





WHY WILDCAT

Positioned at the southeast corner of Highlands Ranch Parkway and Wildcat Reserve Parkway, Highlands Ranch Town Center is a 289,472 SF retail plaza. It is one of two adjacent marketplaces developed by Shea Properties in the heart of Highlands Ranch, a desirable Metro Denver enclave. Anchored by a 68,000-square-foot King Soopers grocery store, the center features a convenient mix of everyday services and dining options including Chipotle, The Lost Cajun, H&R Block, and FirstBank. Easily accessible from Santa Fe Drive, the property benefits from strong visibility and connectivity within Highlands Ranch and is only 10 miles from Denver Tech Center and 15 miles from Downtown Denver. The center's surrounding area includes a **population of 168,572 within 5-miles** and an **average household income of \$179,381 within a mile**, reinforcing the center's role as a key neighborhood retail hub.



KEY DEMOGRAPHICS

\$179,381

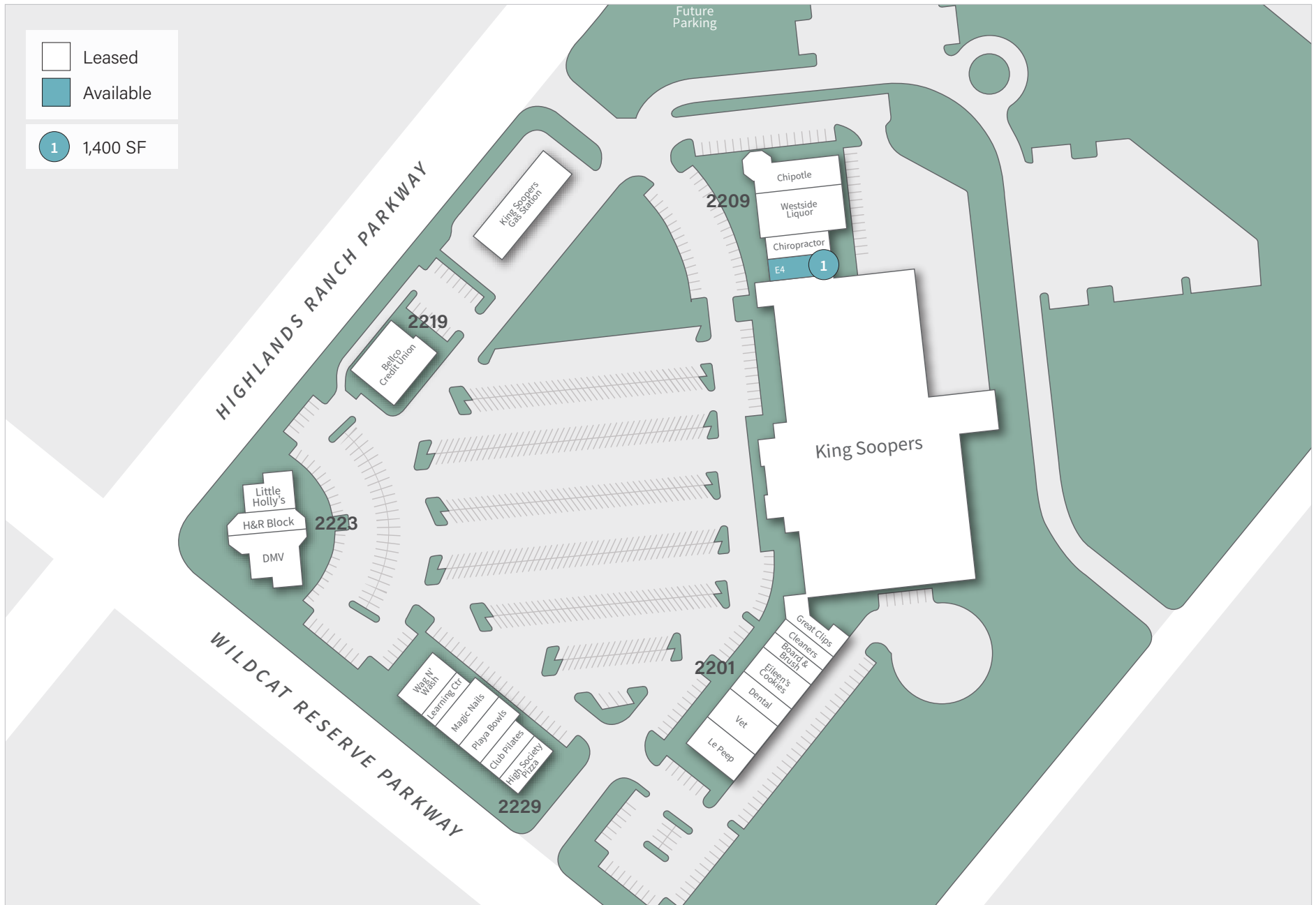
Avg. Household Income
Within 1 Mile

168,572

Population
Within 5 Miles

	1 - Mile	3 - Mile	5 - Mile
Population	17,835	60,618	168,572
Median Age	39.6	42.1	42.2
Number of Households	6,507	24,089	66,367
Average Household Income	\$179,381	\$174,261	\$165,916
Daytime Population	2,267	27,559	49,062

Source: Kalibrate, 2026



TENANTS

BUILDING 2201

C1 Great Clips
 C2 Dependable Cleaners
 C3 Board & Brush
 C4 Eileen's Colossal Cookies
 C5 Anna Maria Burger, DDS
 C8 Vet
 C10 Le Peep

BUILDING 2209

E1 Chipotle Mexican Grill
 E2 Westside Liquor
 E3 James Kable Chiropractic

BUILDING 2223

G1 Douglas County DMV
 G3 H&R Block
 G4 Little Holly's Asian Cuisine

BUILDING 2229

A1 High Society Pizza
 A3 Club Pilates
 A4 Playa Bowls
 A5 Magic Nails
 A6 Learning Center
 A7 Wag N' Wash

OTHER TENANTS

Bellco Credit Union
 King Soopers
 King Soopers Gas Station

WILDCAT SHOPPING CENTER

LEGEND RETAIL GROUP

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