

WILDCAT RESERVE

2209 W Wildcat Reserve Pkwy // Highlands Ranch, CO 80129

AVAILABLE FOR LEASE



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LEGEND

PARTNERS ■■■■

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HIGHLIGHTS

1,400 SF & 1,637 SF SPACES AVAILABLE NEXT TO KING SOOPERS

EXCELLENT VISIBILITY TO OVER 30,000 VEHICLES PER DAY

KING SOOPERS ANCHORED CENTER IN HIGHLANDS RANCH



CHIPOTLE
MEXICAN GRILL



1.6 MILLION ANNUAL VISITS (Placer.ai)

LOCATION



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 EST. POPULATION	18,210	62,519	169,773
2029 PROJECTED POPULATION	18,514	67,970	177,033
2024 EST. DAYTIME POPULATION	7,365	46,932	100,255
2024 EST. AVG HH INCOME	\$185,742	\$190,667	\$188,436
2024 EST. HOUSEHOLDS	6,560	25,068	66,833
2024 EST. BUSINESSES	592	3,390	8,076

TRAFFIC

HIGHLANDS RANCH PKWY
25,288 VEHICLES PER DAY

WILDCAT RESERVE PKWY
15,403 VEHICLES PER DAY

PARTNER **XTEAM**
RETAIL ADVISORS

