

# Wildcat Shopping Center Sublease

2229 Wildcat Reserve Pkwy Suite A4 | Highlands Ranch, CO 80129



## AVAILABLE

Unit A4 - 1,200 SF

## LEASE TERM

Through 3/31/2032

## BASE RENT

\$32.25/SF

## RENT ESCALATIONS

2% Annually

## NNN

\$12.79/SF

## ABOUT THE PROPERTY

- 2nd generation crepe & sandwich restaurant space.
- **There is no hood or grease trap in the space**
- Beautifully designed functional space.
- 20 person maximum capacity.

## DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
Population	17,744	59,006	171,008
Daytime Population	11,455	61,305	148,052
Avg. Household Income	\$189,289	\$184,098	\$181,566
Estimated Households	6,192	22,786	65,117

Year: 2025 | Source: esri

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

C-470

S Santa Fe Dr

Year: 2025 | Source: esri

112,944 VPD

38,223 VPD

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UNIT	TENANT	SIZE (SF)
A1-2	High Society Pizza	
A3	Club Pilates	
<b>A4</b>	<b>AVAILABLE</b>	<b>1,200</b>
A5	Magic Nails	
A6	Code Ninjas	
A7-9	WAG N' WASH	



Thunder Ridge High School





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## DEMOGRAPHIC HIGHLIGHTS

### 1 MILE

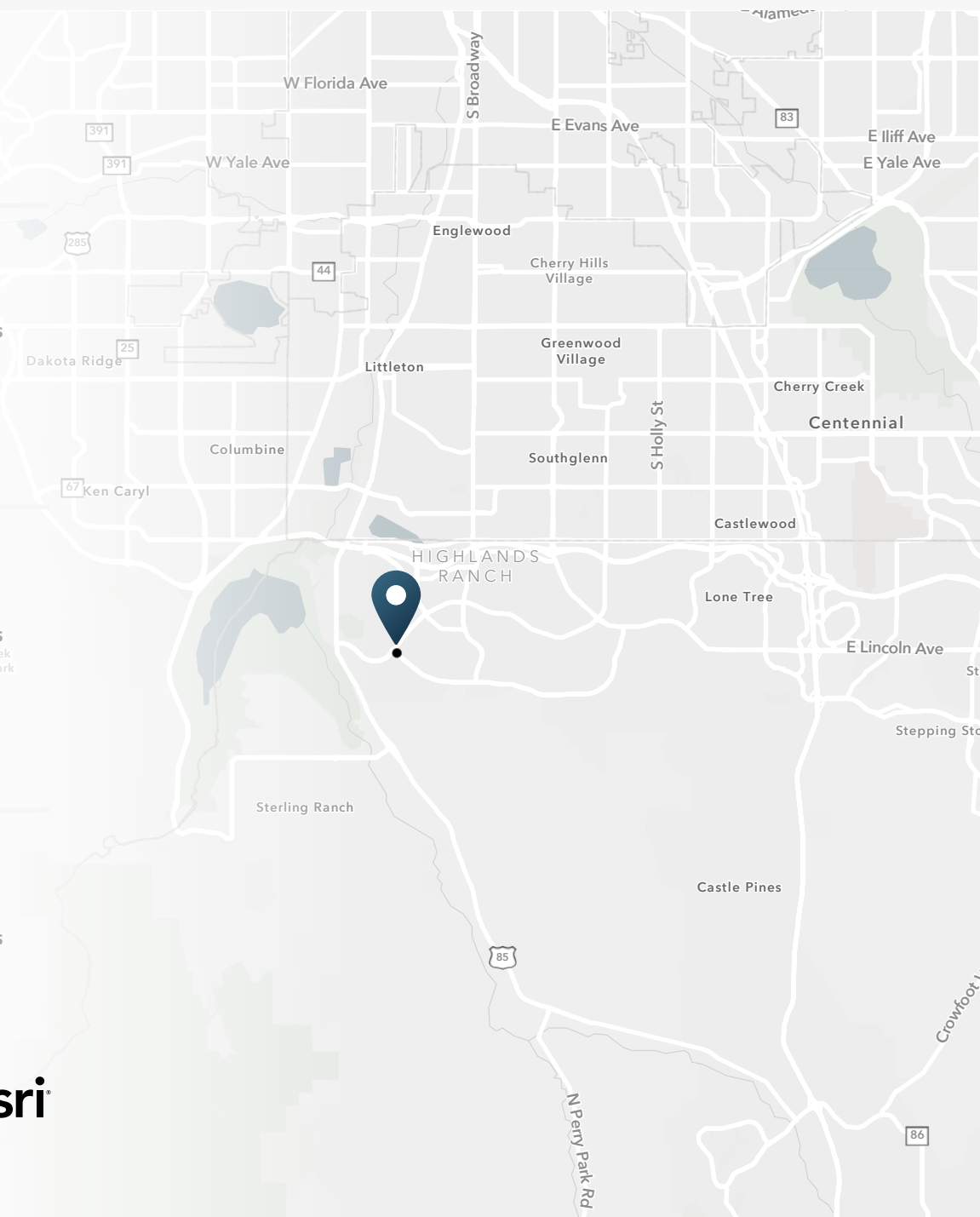
17,744 Population	11,455 Total Daytime Population	\$189,289 Average Household Income	6,192 Total Households
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### 3 MILES

59,006 Population	61,305 Total Daytime Population	\$184,098 Average Household Income	22,786 Total Households <small>Deer Creek Canyon Park</small>
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### 5 MILES

171,008 Population	148,052 Total Daytime Population	\$181,566 Average Household Income	65,117 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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**AVAILABLE  
1,200 SF**

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