

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 SPACE 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
2025 EST. POPULATION	18,187	62,108	174,224
2030 PROJECTED POPULATION	18,387	64,100	177,738
2025 EST. DAYTIME POPULATION	13,263	62,979	160,291
2025 EST. AVG HH INCOME	\$186,544	\$183,668	\$179,278
2025 EST. HOUSEHOLDS	6,458	24,023	66,754
2025 EST. BUSINESSES	277	2,232	4,887

TRAFFIC

HIGHLANDS RANCH PKWY
25,288 VEHICLES PER DAY

WILDCAT RESERVE PKWY
15,403 VEHICLES PER DAY

PARTNER XTEAM
RETAIL ADVISORS

