

SCHWAB CAMPUS RETAIL



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For Lease
**8,700 SF
 Prime
 Retail or
 Restaurant
 Space**



SCHWAB CAMPUS RETAIL

NWC Park Meadows Dr. & Sky Ridge Ave. | Lone Tree, CO 80124

- Join the recently opened Great Divide Brewery
- 8,700 SF of new ground floor, in-line retail available in the 47 acre Charles Schwab Lone Tree Campus
- Immediate access to 4,500 Charles Schwab employees that are back in office!
- Proposed uses: restaurants wanted
- Parking: 181 dedicated to retail
- NNN: \$14.00/SF
- Contact broker for pricing

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Site Information

This highly positioned retail opportunity sits at the center of Lone Tree's most dynamic employment and residential growth corridor. The property is directly adjacent to the Charles Schwab campus, home to more than 4,500 employees who have fully returned to the office, providing a built-in daytime customer base.

The site is strategically located northwest of Sky Ridge Medical Center, which employs over 1,500 professionals, and is steps from the new Sky Ridge Light Rail Station, offering seamless regional access. Less than 1,000 feet away is Kiewit's new Regional Headquarters, housing more than 1,150 employees at one of the nation's largest construction and engineering firms.

The property also benefits from immediate proximity to RidgeGate East, a master-planned community with 8,000 homes planned at full build-out. Lyric at RidgeGate, a 1,900-home residential community, is currently under construction, further accelerating population growth. Adjacent to the site is the newly completed Novus apartment community, adding 240 units of walkable residential density.

Surrounded by strong demographics, the area boasts average household incomes exceeding \$159,000 within a one-mile radius, supporting a wide range of retail, food, and service-oriented users.

	1 Mile	3 Miles	5 Miles
Population:	9,523	57,664	195,397
Avg. HH Income:	\$159,570	\$173,531	\$179,800
Daytime Population:	14,903	89,635	240,978

Demographics

Population:

9,523

Avg. HH Income:

\$159,570

Daytime Population:

14,903

ESRI 2025 Estimates



Site Plan

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Traffic Counts

Lincoln Avenue West of Park Meadows Blvd.:	46,085 VPD
Lincoln Avenue East of Park Meadows Blvd.	43,388 VPD
I-25 North of Lincoln Avenue:	147,285 VPD
I-25 South of Lincoln Avenue:	151,622 VPD

MPSI 2024 & 2025 Estimates



Birds Eye View Looking South



Birds Eye View Looking North