

AVAILABLE

FORMER FREESTANDING RESTAURANT

9091 WESTVIEW ROAD ▪ LONE TREE, CO 80124

CBRE











PROPERTY OVERVIEW

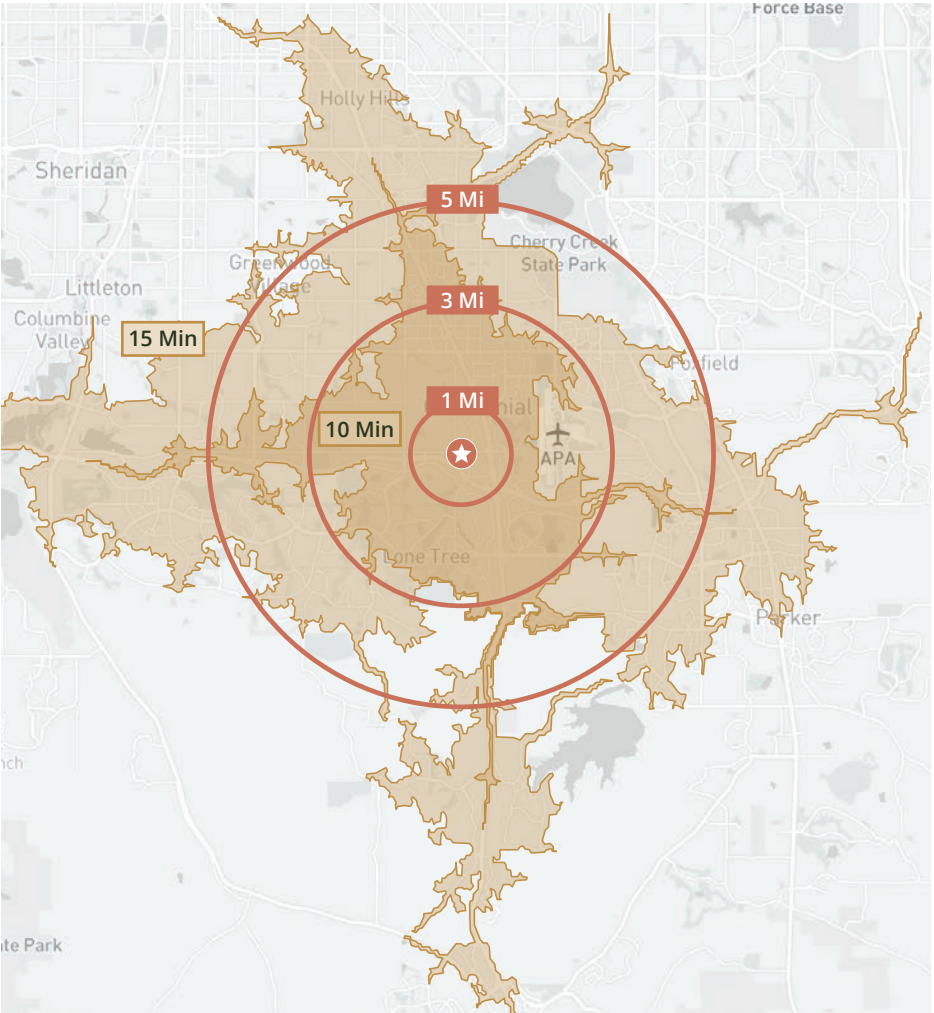
PRIME RETAIL LOCATION

The subject site is located just west of Park Meadows which attracts over 876,500 visitors monthly. This is a dense retail area and surrounded by many major employers ranging from financial services, healthcare, aerospace, and engineering firms. The growing trade area has a relatively low vacancy rate with very few QSR opportunities. Highlights include:

- 3,880 sq. ft. on 0.97 acres
- Built in 1997
- Zoning: Planned Development District
- Monument signage
- Good right in-right out access via Parkland Road.
- Full signal is located to the east on Chester Street and on County Line Road.
- Sits above grade
- Less than a mile from the I-25 interchange.

DEMOGRAPHICS

 2024 ESTIMATES	 TOTAL POPULATION	 DAYTIME POPULATION	 MEDIAN HH INCOME	 TOTAL HOUSEHOLDS	 MEDIAN AGE
1 Mile	8,120	26,686	\$118,299	3,588	37.9
3 Miles	84,830	165,187	\$123,829	35,503	38.6
5 Miles	224,286	341,006	\$129,119	89,449	39.0
5 Minutes	14,909	42,370	\$107,367	7,050	35.6
10 Minutes	125,921	251,797	\$117,035	54,662	38.1
15 Minutes	400,897	549,819	\$116,645	164,569	38.8



BUSINESSES (3 MI)

- 7,514

EMPLOYEES (3 MI)

- 114,741

MAJOR EMPLOYERS

- Charles Schwab
- DISH Network
- Lockheed Martin

MAJOR TRAFFIC GENERATORS

- Park Meadows
- South Denver Marketplace
- Centennial Promenade

AREA HOTELS (3 MI)

- 42 Hotels / 5,262 Rooms

TRADE AREA



AVAILABLE

FORMER FREESTANDING RESTAURANT

9091 WESTVIEW ROAD ▪ LONE TREE, CO 80124

JON WEISIGER

Senior Vice President

+1 720 528 6375

jon.weisiger@cbre.com

CBRE, INC. | DENVER

5455 Landmark Place, Suite C102

Greenwood Village, CO 80111

+1 720 528 6300

Licensed Real Estate Broker

PER THE REQUEST OF OUR CLIENT, PROPERTIES IN THE PORTFOLIO ARE MARKETING UNPRICED.

[VIEW PORTFOLIO WEBSITE](#)

CBRE

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

