

RARE VACANCY- 1,500 SF - HERITAGE HILLS SHOPPING CENTER

9227-9231 E. Lincoln Ave., Lone Tree, CO 80124

FOR LEASE



PROPERTY HIGHLIGHTS

- Space was occupied by Papa Murphy's so there is some restaurant infrastructure available for next tenant and faces Lincoln Ave. near east entrance
- Heritage Hills is located 5 minutes west from Lone Tree City Center - a 400 acre urban core development currently under construction
- Across the street from Sky Ridge Hospital and Medical Center
- Directly north of Lincoln Commons - a dynamic Target and Sprouts grocery, mixed use development with AT&T, Five Guys, Qdoba, Sprint, Sport Clips, Firehouse Subs, First Citizens Bank, Snooze, Garbanzo's, Supercuts and many more other well known retailers
- Join Safeway, McDonalds, 1st Bank, Subway, H & R Block, Great Clips, Petzlove, Image Studios, Polman Credit Union, and other long standing tenants
- Down the street from the expanded 650,000 SF Charles Schwab campus and conference center and the regional office for Kiewit who recently signed a 20 year lease
- Very high 1 - 5 mile Household Incomes
- Adjacent to the expanding RidgeGate master planned mixed use community with 3,000+ new residents projected in near future
- Other larger restaurant space may be available mid 2024

OFFERING SUMMARY

Building Size:	151,727 SF
Available SF:	1,500 SF
Lease Rate:	\$37 SF/yr (NNN)
Available Date:	April 1, 2024



JEFFREY HIRSCHFELD, ED.D.

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& CO. BROKERAGE INC.

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Additional Photos

Antonoff & Co. Brokerage, Inc. |

1528 Wazee Street |

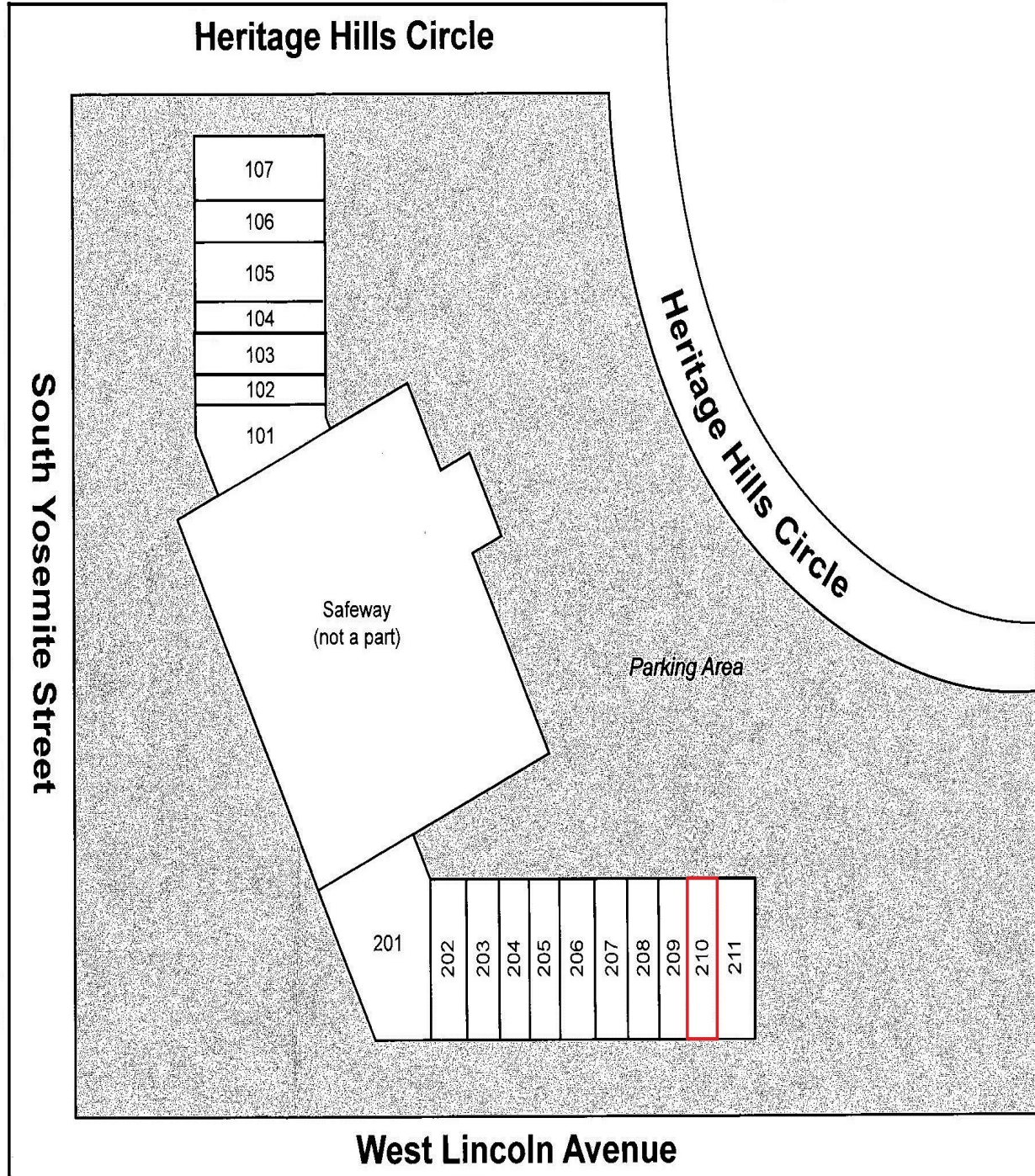
Denver, CO 80202 |

303.623.0200 |

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Site Plan Not To Scale

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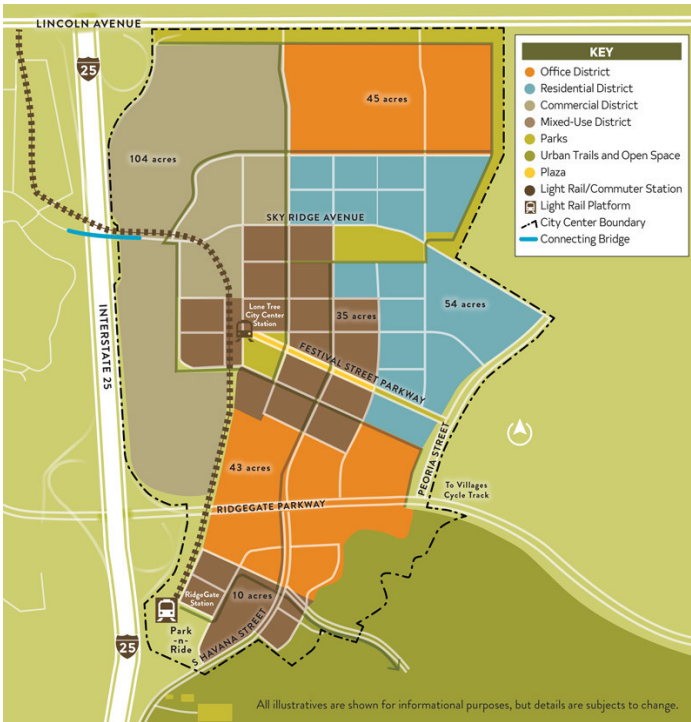
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LONE TREE CITY CENTER

The Denver Metropolitan Region is growing at a rate faster than any other point in its history due to strong business relocation and job expansion, population growth, emerging innovation and a desirable quality of life. The City of Lone Tree, in partnership with RidgeGate, has set a high standard for creating quality neighborhoods and parks, municipal services, cultural amenities and mixed use districts. The Lone Tree City Center, located on the east side of I-25 and just south of Lincoln Avenue, will cultivate a dynamic and inclusive mixed use urban center south of Denver that anticipates the needs of the region.

The 400-acre urban core on RidgeGate's east side will continue to grow and evolve over the next few decades, situated around two light rail stations and mixed-use transit-oriented development. The core area of the Lone Tree City Center will span 32 city blocks, with up to 8 -10 million square feet of office, hotel, residential, retail, dining and entertainment offerings, all walkable to the City Center Rail Station. Corporate campus sites will be strategically flanked along the I-25 frontage. Urban style homes will accommodate approximately 5,000 residents in the district. Up to 35,000 new jobs will be created as the Lone Tree City Center comes to life.

BUILT-IN VIBRANCY

Lone Tree City Center will naturally tap into the economic vibrancy of the Denver South region. Six Fortune 500 Companies call this region home. Denver South has the highest concentration of high tech and corporate workers in the metropolitan area. The City of Lone Tree has multiple retail, healthcare and class A office projects, and is home to a workforce of over 25, 000.

Uses:

- * Corporate office
- * Corporate campuses
- * Hospitality
- * High-end retail
- * Entertainment
- * Restaurants
- * Residential

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CONNECTIVITY

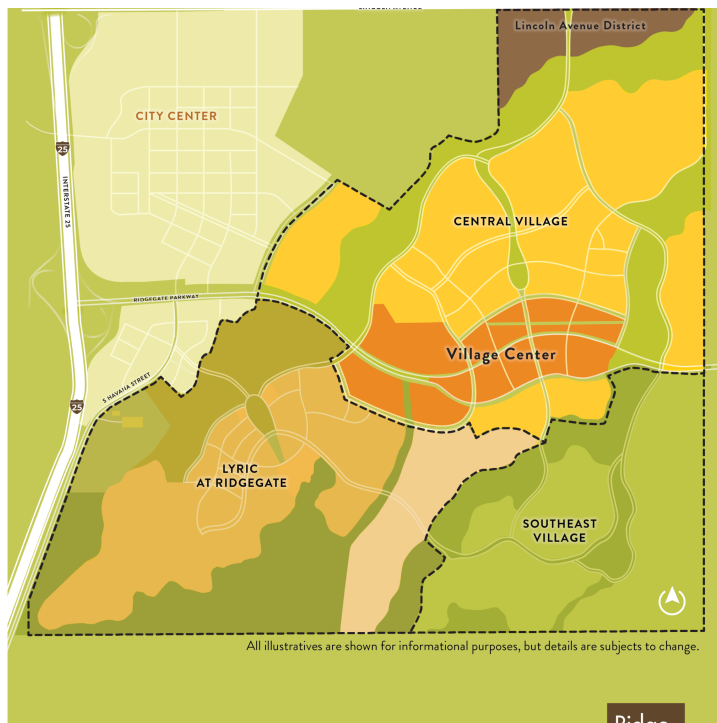
The City Center benefits from two new rail stations on the Southeast Light Rail Line: the Lone Tree City Center Station (City Center Station) and the end-of-line RidgeGate Parkway Station (RidgeGate Station).

You'll find easy access to airports from RidgeGate. Denver International Airport, the largest airport in the region, is located just 30 minutes northeast of RidgeGate. Centennial Airport is a quick 10 minutes away and is the major reliever airport in the region for corporate and charter flights.

Plus, RidgeGate's south-central location along the I-25 corridor makes it a straight shot north to downtown Denver, or south to Colorado Springs.

HOMES

As a mixed-use district, Lone Tree City Center will offer 2,500 urban style residences within this walkable downtown area. Homes will be conveniently centered around a 4.6 acre public park. There will also be other diverse residential villages within walking distance, accented with parks and plaza for outdoor movies, farmers' markets and other community events.



VILLAGE CENTER

The mixed-use Village Center is located in the heart of the east side of RidgeGate, where RidgeGate Parkway splits into separate one-way roads. This Center will provide vibrant commercial, retail, dining and civic amenities to serve local residents, as well as the neighboring Central Village, Southeast Villages and Lyric at RidgeGate. Village Center is accessible via car along RidgeGate Parkway, and is walkable from all of the estimated 8,000 residential units that will be built on the east side of RidgeGate.

Uses:

- *Grocery anchor
- *Ground floor retail, dining, entertainment
- * High-density residential
- * Commercial

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The new exciting RidgeGate, master planned community in Lone Tree is currently finishing up development on the west side of I-25 and soon expanding to the east side (Lone Tree City Center) of I-25, which will ultimately encompass a total area of six square miles. The new development aims to integrate natural and urban amenities combining natural open spaces intertwined with residential neighborhoods and dynamic shopping, dining, wellness and business districts. The new innovative project plans to provide an energized downtown environment for the southwestern metro area with new light rail stations for convenient public access.

Heritage Hills Shopping Center

Lone Tree City Center

Lone Tree City Center Station

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Total Population	14,587	71,809	202,451
2023 Average household income	\$158,784	\$148,270	\$151,634
Businesses	1,939	5,635	13,785
Employees	10,965	63,691	153,305

* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT

E. Lincoln Ave E of S. Yosemite St.	40,905/vpd
E. Lincoln Ave. W of S. Yosemite St.	31,687/vpd
E. Lincoln Ave. W of Commons St.	28,060/vpd

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