

Ridge Gate

Lone Tree, Colorado

CONFLUENT RIDGEGATE

SOUTH HAVANA STREET
LONE TREE, COLORADO



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LEGEND
PARTNERS ■■■■

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CONFLUENT RIDGEGATE DEVELOPMENT

MERIDIAN

4,300 vpd

Lincoln Ave

CHARLES SCHWAB

SKY RIDGE STATION



SKY RIDGE MEDICAL CENTER

182,000 vpd

SITE

SIERRA GRILL
AN AMERICAN KITCHEN

TownePlace SUITES
Marriott

LIVING SPACES

Cabela's

157,000 vpd

RIDGEGATE PARKWAY STATION

20,113 vpd

Happy Canyon Creek

Central Village

PSCO Gas Easement

KING
Scoopers

Central Village Couplet District

Future Regional Park

Ridgeway Pkwy

Future Commercial/Residential

Future Residential

Future Residential

Future Poet's Park

Future Residential

Future Residential

Southeast Village



Future Regional Park

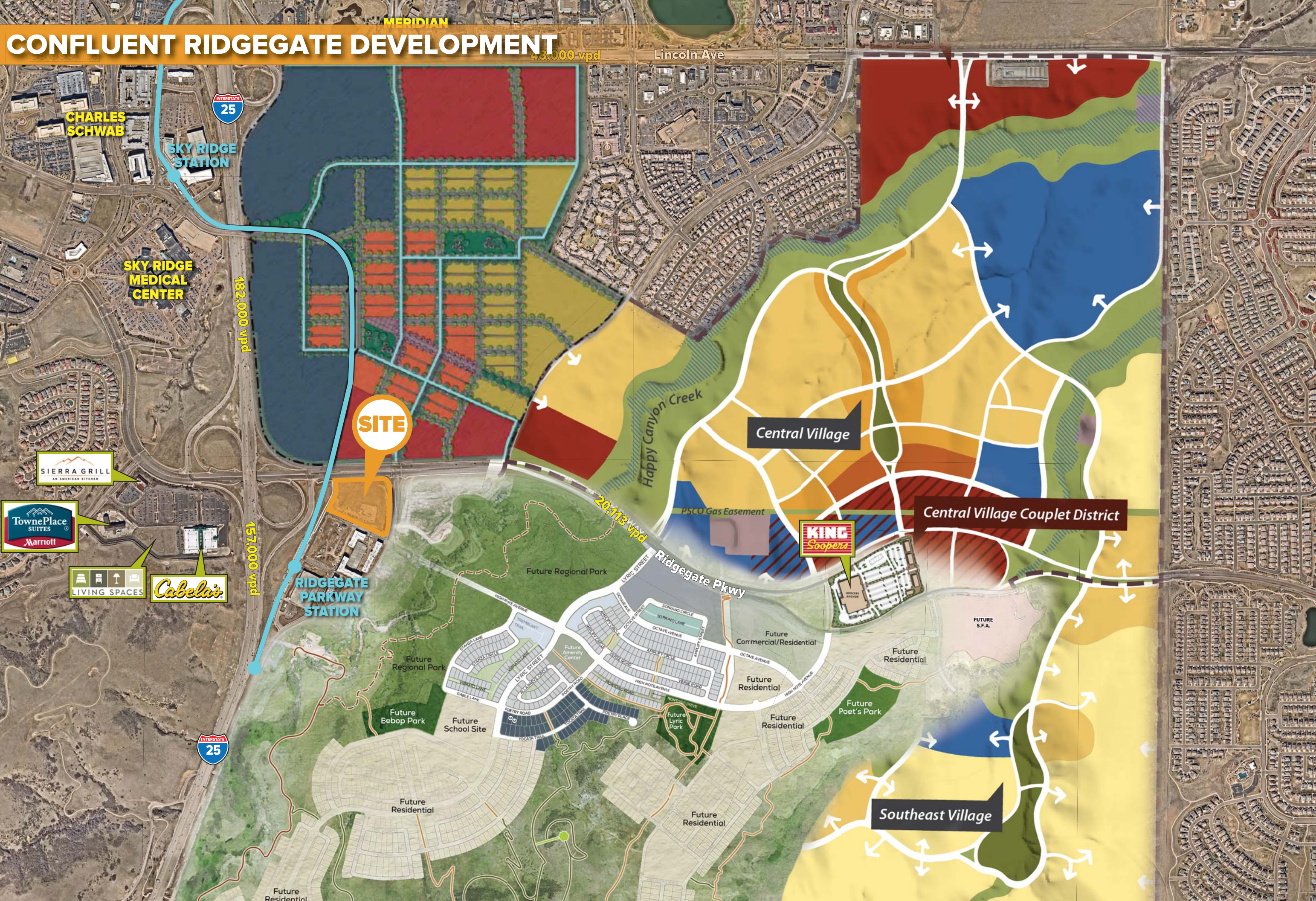
Future Bebob Park

Future School Site

Future Residential

Future Residential

FUTURE S.F.A.



CONFLUENT RIDGEGATE LOCATION AERIAL



182,000 vpd

157,000 vpd

20,113 vpd

SIERRA GRILL
AN ADVANTAGE RESTAURANT

TownePlace
SUITES
Marriott

LIVING SPACES

Cabela's

Ridgegate Pkwy

Havana St

High Note Ave

RTD
1,300
PARKING
SPACES

928,000 RIDERS
(2019)

Havana St

NexCore
GROUP
200 UNIT
SENIOR HOUSING

INTERSTATE
25

Future
Regional Park

STANZA LANE
STANZA

CONFLUENT RIDGEGATE LOCATION AERIAL



Ridgeway Pkwy

20,113 vpd



Havana St

REST
8.5 K

REST
7.5 K

PAD-A
1.75 AC

PAD-B
0.93 AC

PAD-E
1.6 AC

PAD-D
0.88 AC

COFFEE
2.4 K

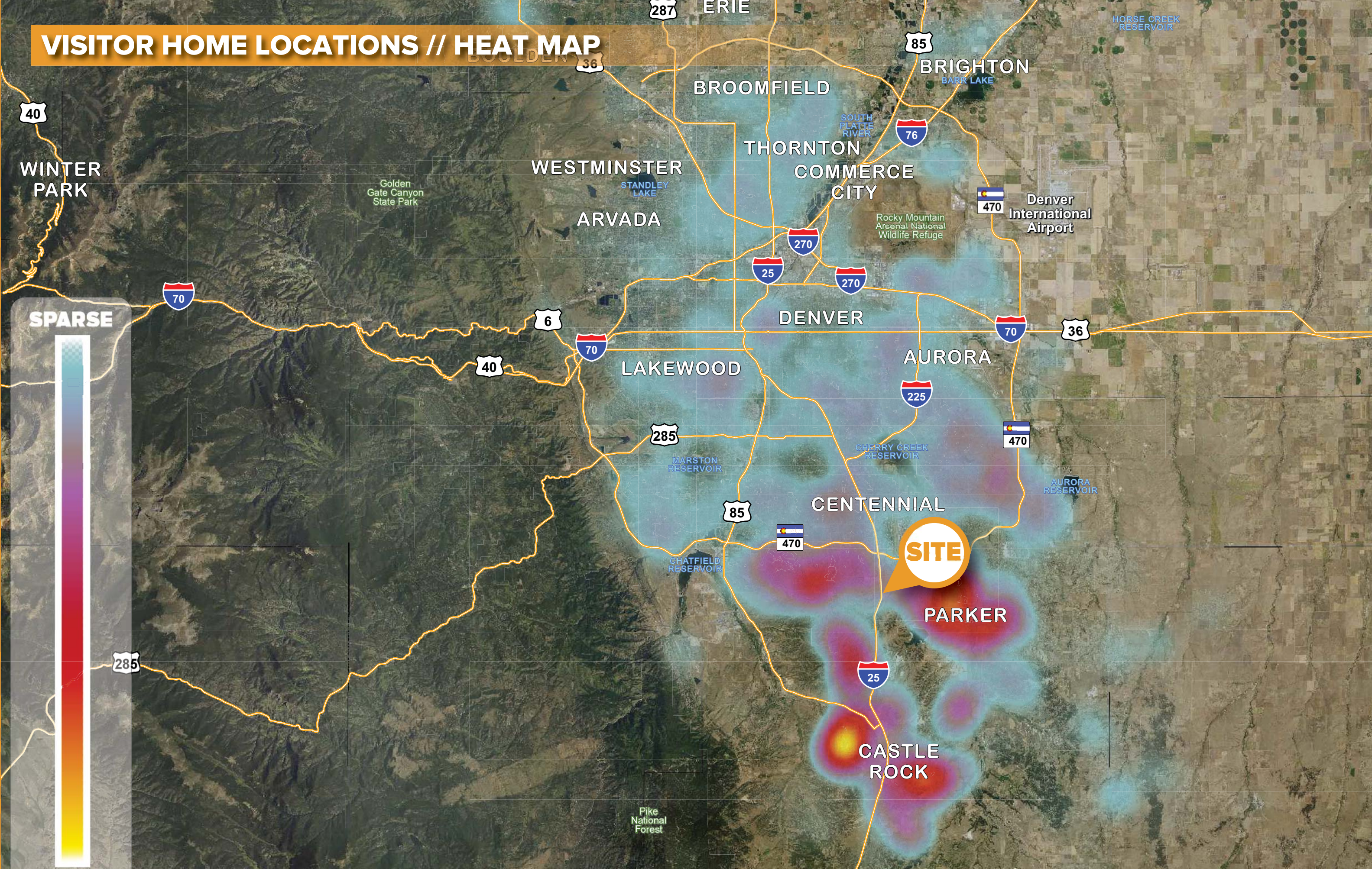
SHOPS
8.8 K

PAD-C
1.88 AC

MOB
19 K

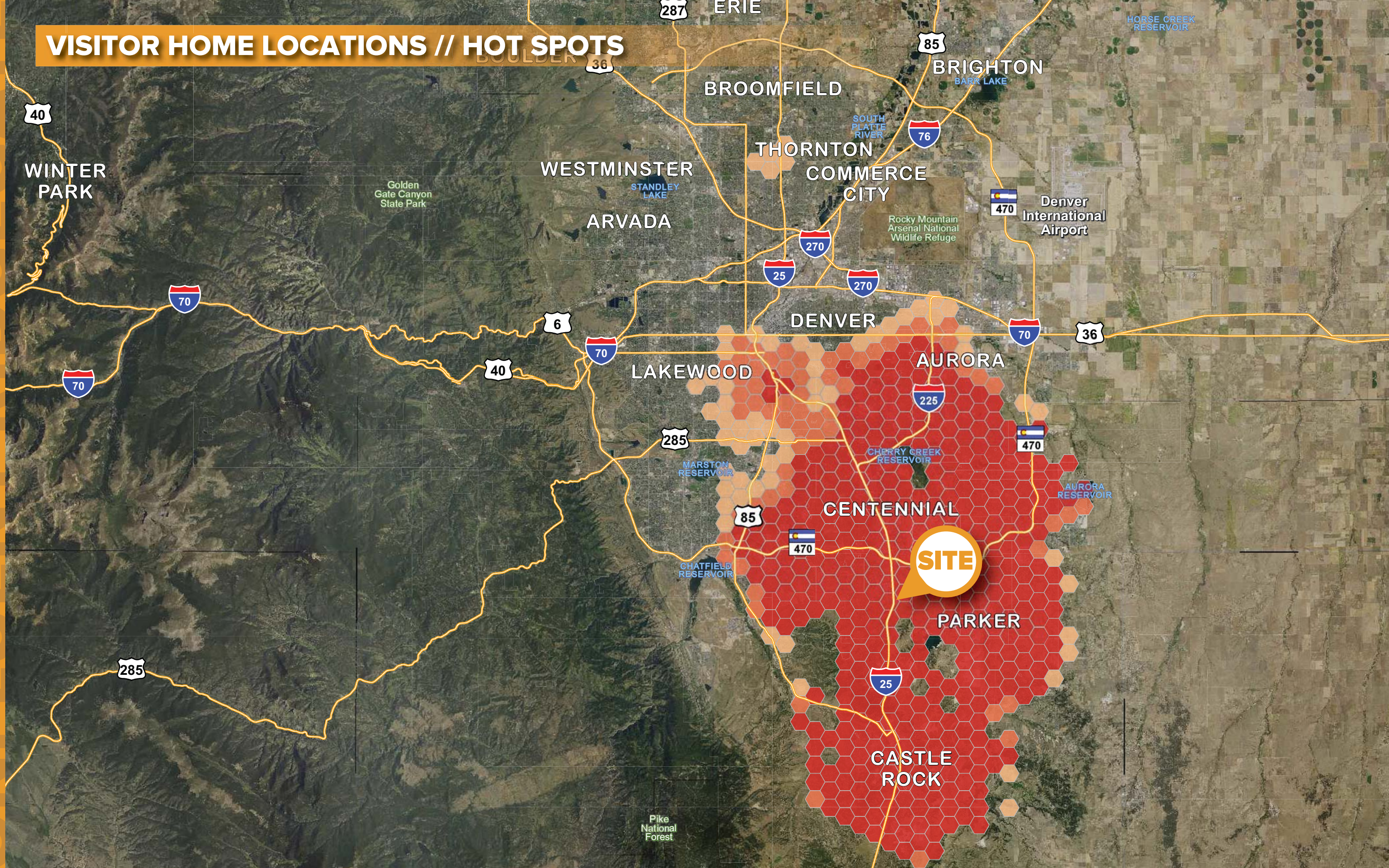
High Note Ave

VISITOR HOME LOCATIONS // HEAT MAP



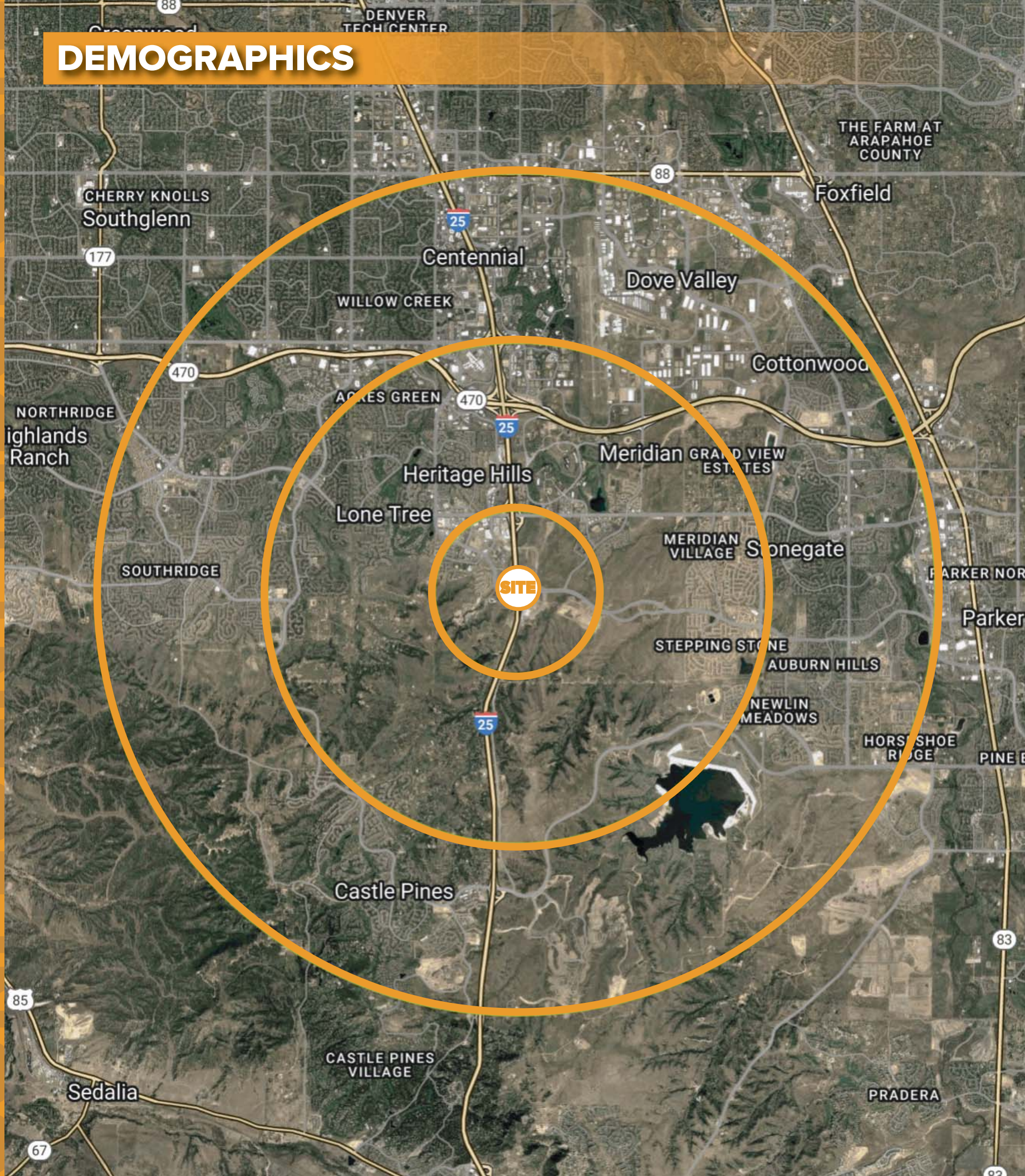
THE CONCENTRATION OF VISITOR HOME LOCATIONS TRAVELING THROUGH RIDGEGATE PKWY & I-25

VISITOR HOME LOCATIONS // HOT SPOTS



THE CONCENTRATION OF VISITOR HOME LOCATIONS TRAVELING THROUGH RIDGEGATE PKWY & I-25

DEMOGRAPHICS



KEY FACTS

4,035

Population

42.1

Median Age



1.9

Average Household Size

\$103,703

Median Household Income

3%

No High School Diploma



4%
High School Graduate

19%
Some College

74%
Bachelor's/Grad/Pr of Degree

BUSINESS



156

Total Businesses



3,406

Total Employees

EMPLOYMENT



White Collar

89.4%



Blue Collar

5.9%



Services

4.8%



2.9%
Unemployment Rate

INCOME



\$103,703

Median Household Income



\$79,639

Per Capita Income



\$125,205

Median Net Worth

2023 Households by income (Esri)

The largest group: \$200,000+ (20.9%)

The smallest group: <\$15,000 (2.3%)

Indicator ▲	Value	Diff
<\$15,000	2.3%	0
\$15,000 - \$24,999	2.6%	+0.8%
\$25,000 - \$34,999	2.8%	0
\$35,000 - \$49,999	6.8%	+1.8%
\$50,000 - \$74,999	19.2%	+9.5%
\$75,000 - \$99,999	14.4%	+2.4%
\$100,000 - \$149,999	17.0%	-5.1%
\$150,000 - \$199,999	13.9%	-3.7%
\$200,000+	20.9%	-5.8%

Bars show deviation from 08035 (Douglas County)

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 EST. POPULATION	4,035	49,443	173,310
2028 PROJECTED POPULATION	3,818	52,576	183,729
2023 EST. DAYTIME POPULATION	3,406	75,837	213,484
2023 EST. AVG HH INCOME	\$122,010	\$153,678	\$154,533
2023 EST. HOUSEHOLDS	1,733	19,899	65,581
2023 EST. BUSINESSES	156	2,813	9,951
SPENDING			
2023 APPAREL	\$6,356,468	\$68,013,646	\$228,394,142
2023 ENTERTAINMENT / REC.	\$10,890,850	\$113,015,628	\$385,888,598
2023 MEALS & RESTAURANTS	\$10,191,324	\$111,087,612	\$375,634,262
2023 FOOD AT HOME	\$18,625,099	\$199,426,567	\$671,486,310
2023 RETAIL GROODS	\$82,669,808	\$856,304,209	\$2,920,498,949

RG

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 **confluent**
development