



DENVER TECH CENTER



PARK MEADOWS MALL



RTD COUNTY LINE STATION  
E,F,R LINES



103,000 VPD

S YOSEMITE ST

IN-LINE RETAIL  
UP TO 4,000 SF

NEW MULTIFAMILY  
DEVELOPMENT PLANNED  
APPROX 261 UNITS

470

PAD 2  
1.38 AC

PAD 3  
1.13 AC

PAD 1  
2.22 AC

PARK MEADOWS DR

CBRE

COMMERCIAL PADS FOR SALE | IN-LINE RETAIL FOR LEASE  
9355 PARK MEADOWS DRIVE, LONE TREE, CO

# LONE TREE THEATER REDEVELOPMENT

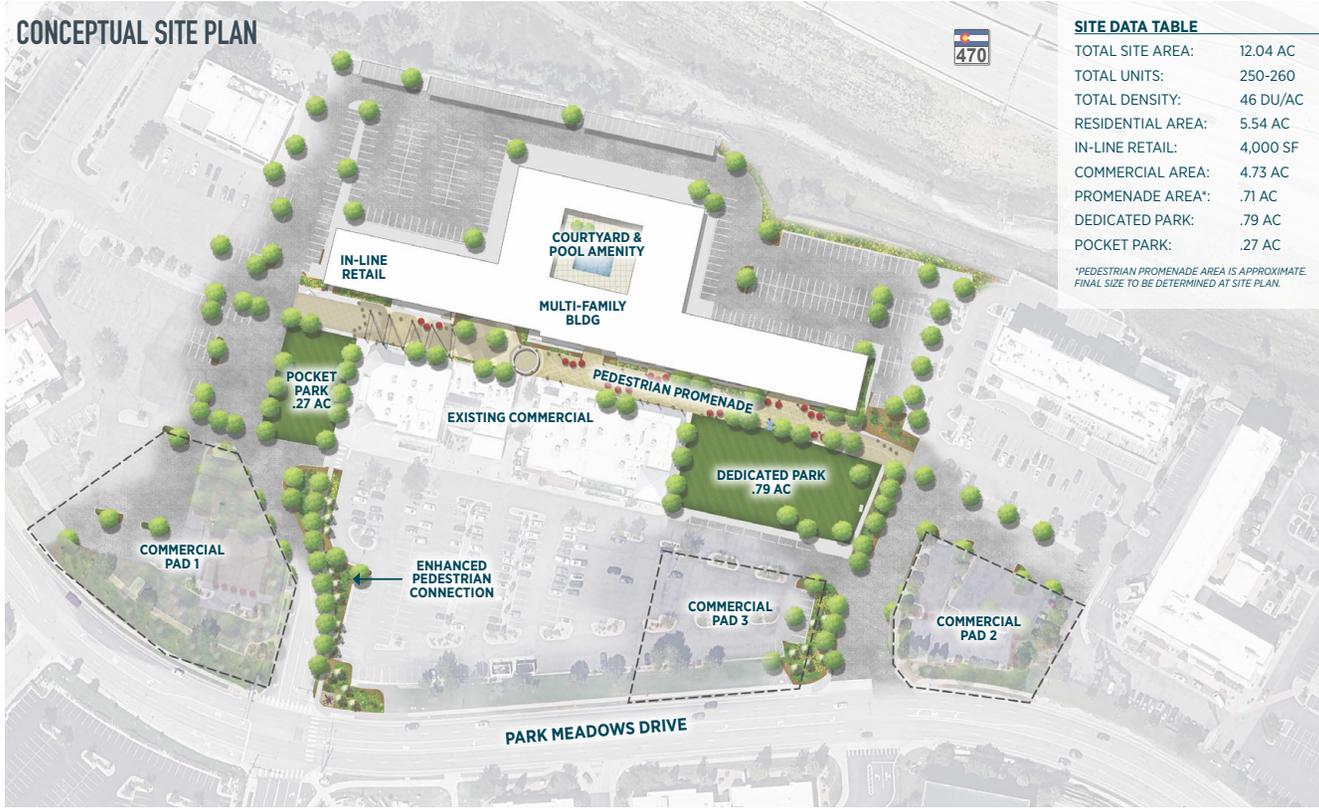
## CONTACTS

**JON WEISIGER**  
Senior Vice President  
+1 720 528 6375  
jon.weisiger@cbre.com

**JIM LEE**  
First Vice President  
+1 720 528 6321  
jim.lee@cbre.com

**MADISON SYVONGSA**  
Associate Broker  
+1 720 528 6332  
madison.syvongsa@cbre.com

## CONCEPTUAL SITE PLAN



SITE DATA TABLE	
TOTAL SITE AREA:	12.04 AC
TOTAL UNITS:	250-260
TOTAL DENSITY:	46 DU/AC
RESIDENTIAL AREA:	5.54 AC
IN-LINE RETAIL:	4,000 SF
COMMERCIAL AREA:	4.73 AC
PROMENADE AREA*:	.71 AC
DEDICATED PARK:	.79 AC
POCKET PARK:	.27 AC

\*PEDESTRIAN PROMENADE AREA IS APPROXIMATE. FINAL SIZE TO BE DETERMINED AT SITE PLAN.

# SITE OVERVIEW

## COMMERCIAL PAD SITES FOR SALE

<b>SITE SIZE</b>	Pad 1: 2.22 acres
	Pad 2: 1.38 acres
	Pad 3: 1.13 acres
<b>POTENTIAL USES</b>	Restaurant, Bank, Financial, Retail, Service Uses, Medical

## IN-LINE RETAIL SPACE FOR LEASE

<b>SITE SIZE</b>	Up to 4,000 SF Available
<b>LEASE RATE</b>	Negotiable

## HIGHLIGHTS:



Excellent Visibility



Excellent Access to Both I-25 and C-470



Strong Location and Demographics





DOWNTOWN DENVER

CHERRY HILLS VILLAGE

GREENWOOD VILLAGE

DENVER TECH CENTER

CENTENNIAL

CENTENNIAL AIRPORT

INVERNESS

WILLOW CREEK  
Planned, phased development of 274 townhomes and paired homes by Lokal Homes

RTD COUNTY LINE STATION  
E.F.R. LINES

PARK MEADOWS MALL



103,000 VPD

NEW MULTIFAMILY DEVELOPMENT PLANNED  
APPROX 261 UNITS

IN-LINE RETAIL  
UP TO 4,000 SF

PAD 1  
2.22 AC

PAD 3  
1.13 AC

PAD 2  
1.38 AC



470

LONE TREE

S YOSEMITE ST

PARK MEADOWS DR

3 MILES    5 MILES    7 MILES

2025 DEMOGRAPHICS

POPULATION	72,772	218,782	398,850
AVERAGE HOUSEHOLD INCOME	\$166,898	\$178,883	\$173,717
DAYTIME POPULATION	133,072	310,324	494,546



**BARNES & NOBLE BOOKSELLERS** **ULTA BEAUTY**

**Chick-fil-A** **IN-N-OUT** **DSW**

**PFC HANGS** **Season 52**

**PARK MEADOWS**  
 Colorado's largest shopping mall with over 185 stores & restaurants, including:  
**NORDSTROM** **macy's** **Apple**  
**Dillard's** **Crate & Barrel** **THE NORTH FACE**  
**Yard House** **ARHAUS** **ORVIS**

**FURNITURE ROW**

**THE HOME DEPOT** **Yard House** **POCO DE CHAO** **sweetgreen**

**Earls**

**RTD COUNTY LINE STATION**  
 E.F.R LINES

**INVERNESS**

**Sams CLUB**

**ACRES GREEN DR**

**LONE TREE**

**WILLOW CREEK**  
 Planned, phased development of 274 townhomes and paired homes by Lokal Homes

**COMING SOON**  
**Jack's BEEF & REEF**

**S YOSEMITE ST**

**IN-LINE RETAIL**  
 UP TO 4,000 SF

**PAD 1**  
 2.22 AC

**PAD 3**  
 1.13 AC

**PAD 2**  
 1.38 AC

**FUTURE SITE**  
**TRUCK YARD**  
 One-of-a-kind indoor/outdoor restaurant and entertainment venue

**PARK MEADOWS DR**

**Bowlero**

**uchealth**

**Starbucks** **BEAUFLO** **BELLCO CREDIT UNION** **JJ**

**Lone Tree Golf Club**

**INTERSTATE 25**

**MERIDIAN BUSINESS PARK**

**RTD LINCOLN STATION**  
 E.F.R LINES (15 MIN WALK FROM SITE)







# LONE TREE THEATER REDEVELOPMENT

9355 PARK MEADOWS DRIVE  
LONE TREE, COLORADO

COMMERCIAL PADS FOR SALE | IN-LINE RETAIL FOR LEASE

## CONTACTS

### JON WEISIGER

Senior Vice President

+1 720 528 6375

[jon.weisiger@cbre.com](mailto:jon.weisiger@cbre.com)

### JIM LEE

First Vice President

+1 720 528 6321

[jim.lee@cbre.com](mailto:jim.lee@cbre.com)

### MADISON SYVONGSA

Associate Broker

+1 720 528 6332

[madison.syvongsa@cbre.com](mailto:madison.syvongsa@cbre.com)



©2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. 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 logos 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.