

159 – 2,216 SF  
OFFICE SUITES  
& RETAIL SPACE  
FOR LEASE

9233

PARK MEADOWS DRIVE  
LONE TREE, CO 80124



**KINSEY & COMPANY**  
COMMERCIAL REAL ESTATE

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## AVAILABILITY

- Listing Type: For Lease
- Pricing: Contact Broker
- Available: 159 - 2,216 SF

## TRAFFIC COUNTS

- S. Yosemite St: 35,228 VPD
- Park Meadows Dr: 16,752 VPD
- C-470: 106,303 VPD

Source: 2024 & 2025 MPSI Estimate

# 9233

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S. YOSEMITE ST. - 35,228 VPD



106,303 VPD

## HIGHLIGHTS

- Retail and office space for lease in the sought after Lone Tree trade area.
- Former hair salon for lease.
- Adjacent to Park Meadows Mall, which is the #1 highest traffic indoor shopping mall in the State of Colorado (Placer.ai). Park Meadows sees over 5.3 million annual visitors and ranks in the top 85% traffic wise nationwide.
- Great building signage and abundant parking.
- Located right off C-470, which carries over 106K vehicles per day.

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S Yosemite Street

Park Meadows Drive

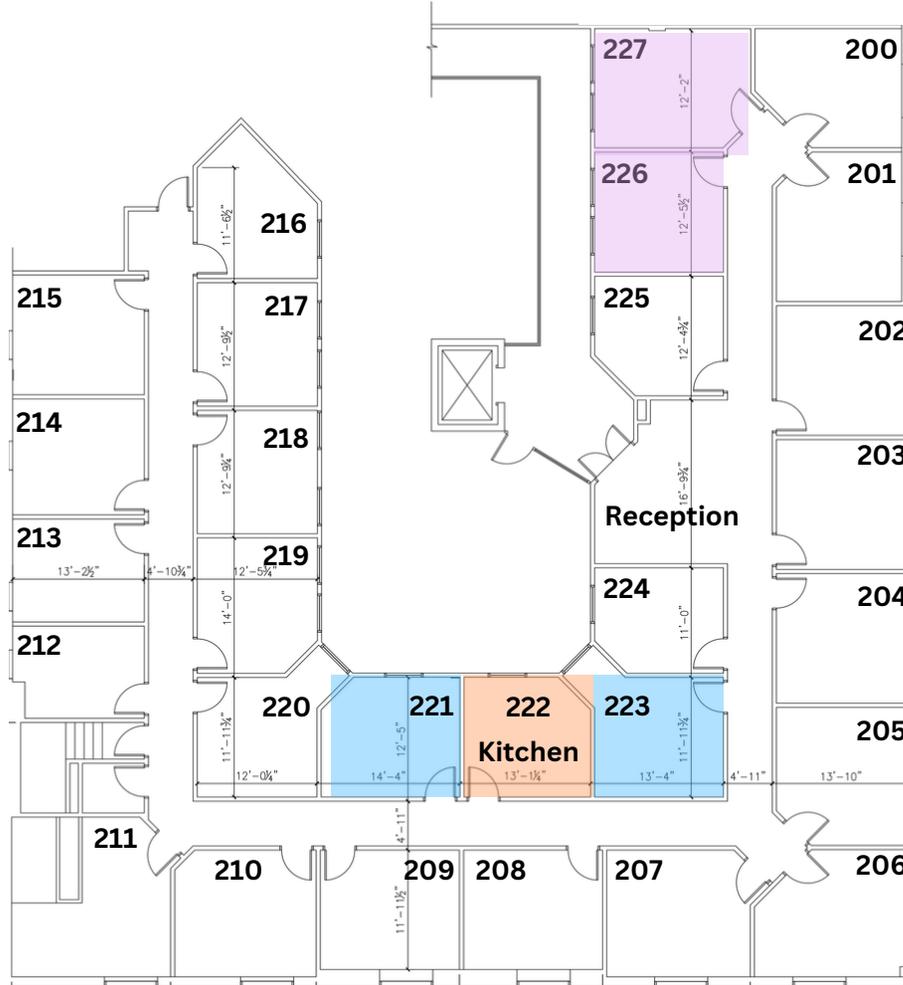
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## 2ND FLOOR OFFICE SUITES

- Available Now
- Available 05/01
- New Kitchen



\$25.00 monthly janitorial fee per office;  
hardwired internet available

SUITE	SF	ESTIMATED PRICE	NOTES
221	178	\$550	Available Now
223	159	\$500	Available Now
226	166	\$500	Available 5/1
227	162	\$500	Available 5/1



	1 Mile	3 Miles	5 Miles
Population	12,273	77,393	217,788
Average Household Income	\$121,067	\$140,862	\$149,334
Daytime Population	16,811	91,515	196,486



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