



For Lease

8,700 SF
Prime
Retail or
Restaurant
Space

SCHWAB CAMPUS RETAIL

NWC Park Meadows Dr. & Sky Ridge Ave. | Lone Tree, CO 80124

- Join the recently opened Great Divide Brewery
- 8,700 SF of new ground floor, in-line retail available in the 47 acre Charles Schwab Lone Tree Campus
- Immediate access to 4,500 Charles Schwab employees that are back in office!
- Proposed uses: restaurants wanted
- Parking: 181 dedicated to retail
- NNN: \$14.00/SF
- Contact broker for pricing

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Site Information

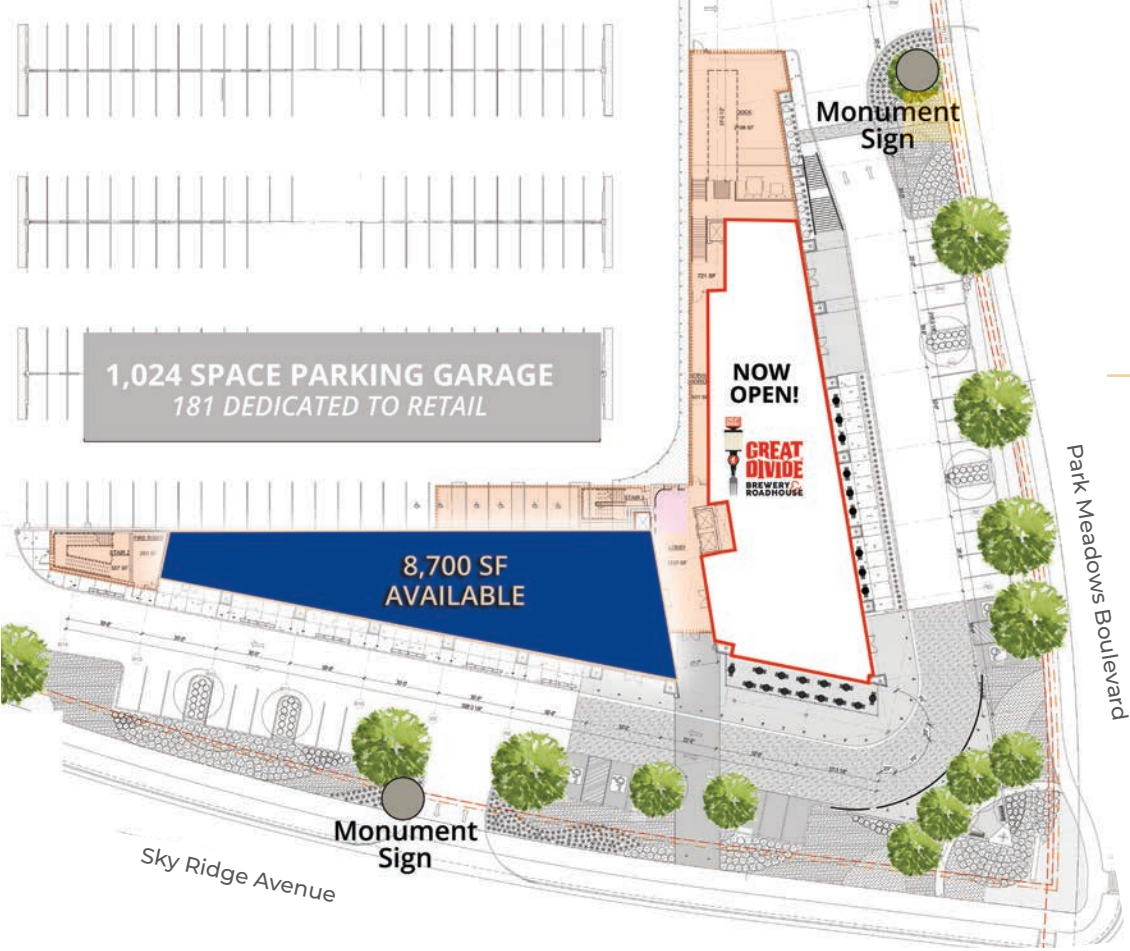
- Over 4,500 Charles Schwab employees on campus - all have returned to the office
- Northwest of Sky Ridge Medical Center (over 1,500 employees), the new Sky Ridge Light Rail stop and the 1,900 home master-planned community - Lyric at RidgeGate
- Less than 1,000 feet from the new Kiewit Regional Headquarters (over 1,150 employees) - one of America's largest construction and engineering firms. (Under construction)

- Directly west of The Ridegagate East comprehensive planned community - 8,000 homes at build-out. Lyric at Ridgegate (1,900 homes) currently under construction
- Adjacent to the new Novus Apartment development (now complete) - 240 units
- High area incomes - over \$164k in a 1 mile radius

Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|-----------|-----------|-----------|
| Population: | 10,868 | 58,448 | 193,623 |
| Avg. HH Income: | \$164,559 | \$174,091 | \$181,462 |
| Daytime Population: | 15,649 | 95,725 | 243,716 |

ESRI 2024 Estimates



Traffic Counts

| | |
|--|-------------|
| Lincoln Avenue West of Park Meadows Drive: | 46,085 VPD |
| Lincoln Avenue East of Park Meadows Drive: | 43,388 VPD |
| I-25 North of Lincoln Avenue: | 147,285 VPD |
| I-25 South of Lincoln Avenue: | 151,622 VPD |

MPSI 2024 & 2025 Estimates

Site Plan



Birds Eye View Looking South



Birds Eye View Looking North

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