



For Lease
8,700 SF

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
- Proposed uses: fitness, salon
- Cannot support a restaurant
- NNN: \$14.00/SF
- Contact broker for pricing

Colliers

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Site Information

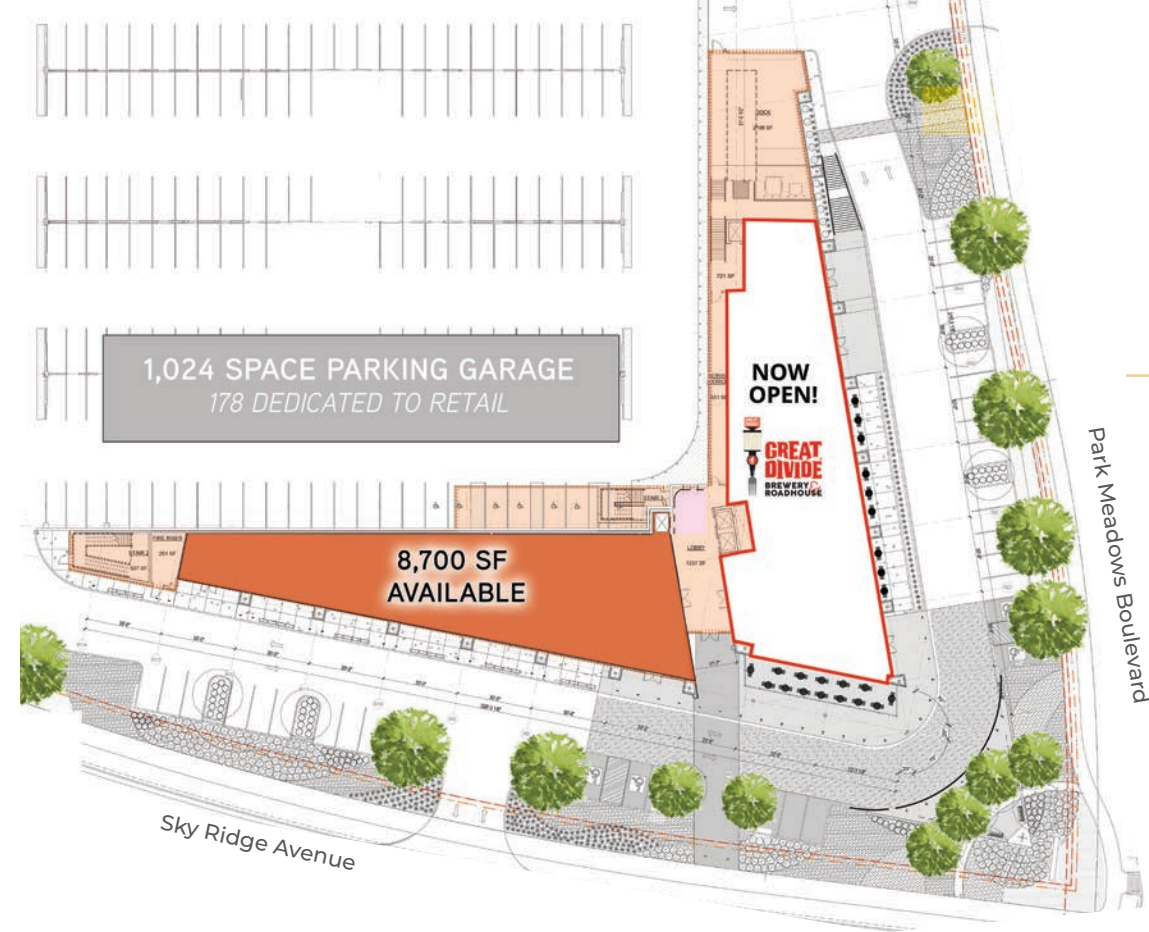
- Over 4,600 Charles Schwab employees on campus
- Northwest of Sky Ridge Medical Center (over 1,500 employees), the new Sky Ridge Light Rail stop and the 1,900 home master-planned community - Lyric at RidgeGate
- Less than 1,000 feet from the new Kiewit Regional Headquarters (over 1,150 employees) - one of America's largest construction and engineering firms. (Under construction)

- Directly west of new 1,900 home master planned community - Lyric at Ridgegate currently under construction
- Adjacent to the new Novus Apartment development (now complete) - 240 units
- High area incomes - over \$159k in a 1 mile radius

Demographics

	1 Mile	3 Miles	5 Miles
Population:	11,586	56,818	196,528
Avg. HH Income:	\$159,063	\$167,687	\$170,722
Daytime Population:	20,860	90,285	242,023

ESRI 2023 Estimates



Proposed Site Plan

Traffic Counts

Lincoln Avenue West of Park Meadows Drive:	45,872 VPD
Lincoln Avenue East of Park Meadows Drive:	57,626 VPD
I-25 North of Lincoln Avenue:	150,987 VPD
I-25 South of Lincoln Avenue:	147,319 VPD

MPSI 2022 Estimates



Birds Eye View Looking South



Birds Eye View Looking North