

Ridge Gate

Lone Tree, Colorado

CONFLUENT RIDGEGATE

SOUTH HAVANA STREET
LONE TREE, COLORADO

PARK
MEADOWS

CENTENNIAL
AIRPORT

MERIDIAN

LINCOLN AVE

LINCOLN AVE

SKYRIDGE

SITE

RIDGEGATE PKWY

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confluent
development

CONFLUENT RIDGEGATE DEVELOPMENT

MERIDIAN

43,000 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

37,980 vpd

Happy Canyon Creek

Central Village

PSCO Gas Easement

KING
Scoopery

Central Village Couplet District

Ridgeway Pkwy

Future Regional Park

Future Commercial/Residential

Future Residential

Future Residential

Future Poet's Park

FUTURE S.F.A.

Southeast Village

Future Beboop Park

Future School Site

Future Residential

Future Residential

Future Residential

INTERSTATE 25

INTERSTATE 25

CONFLUENT RIDGEGATE LOCATION AERIAL



CONFLUENT RIDGEGATE LOCATION AERIAL



Ridgeway Pkwy

37,980 vpd

Havana St

High Note Ave

REST
4.5 K

REST
7.5 K

QSR
5.0 K

SHOPS
8.8 K

MOB
13.5 K

UNDER LOI

UNDER LOI

LEASE IN
NEGOTIATION

PAD-E

PAD-A

PAD-B

PAD-D

PAD-C

PATIO
1,500 SF

PATIO
4,000 SF

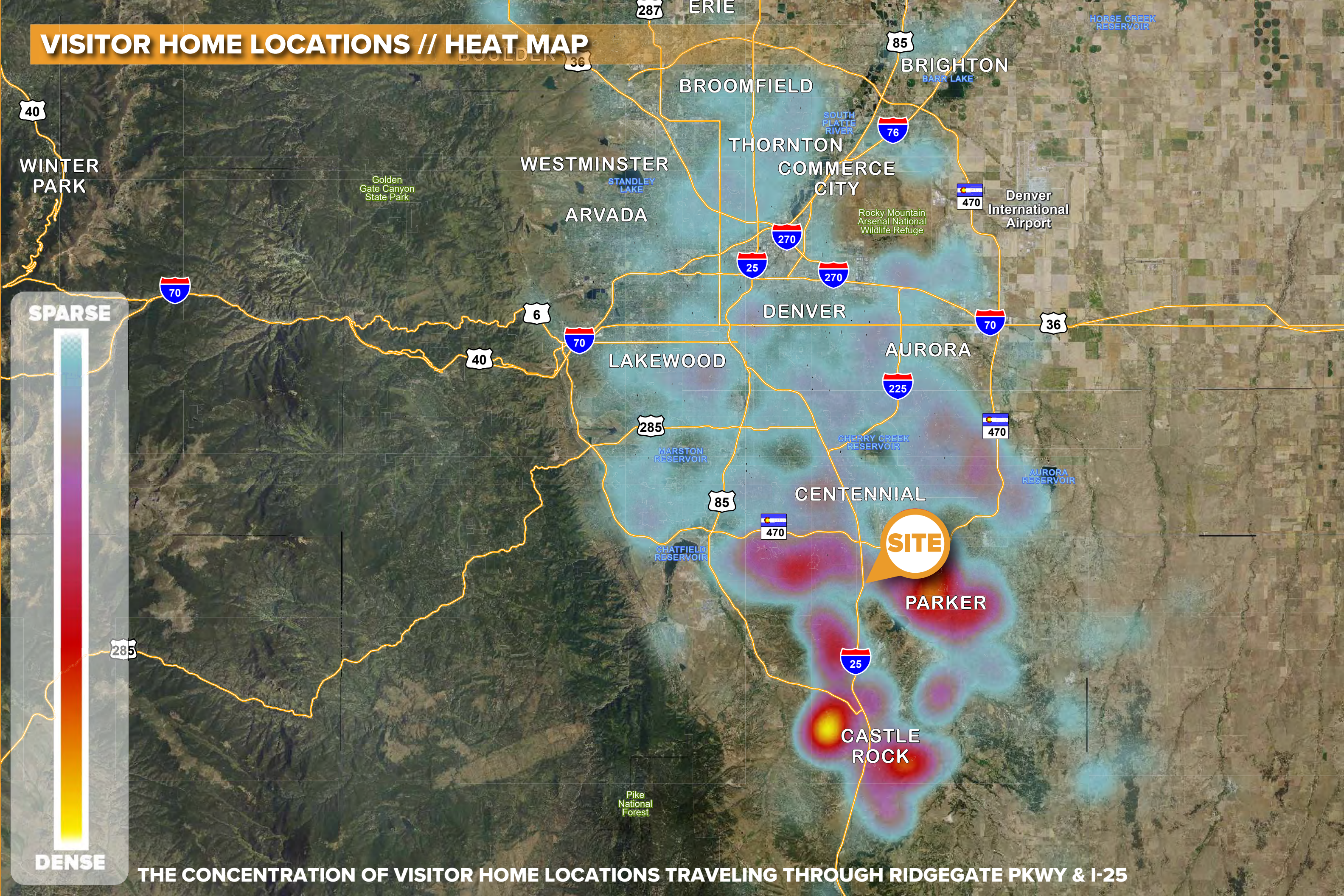
PATIO
1,500 SF

PATIO
900 SF

VALET

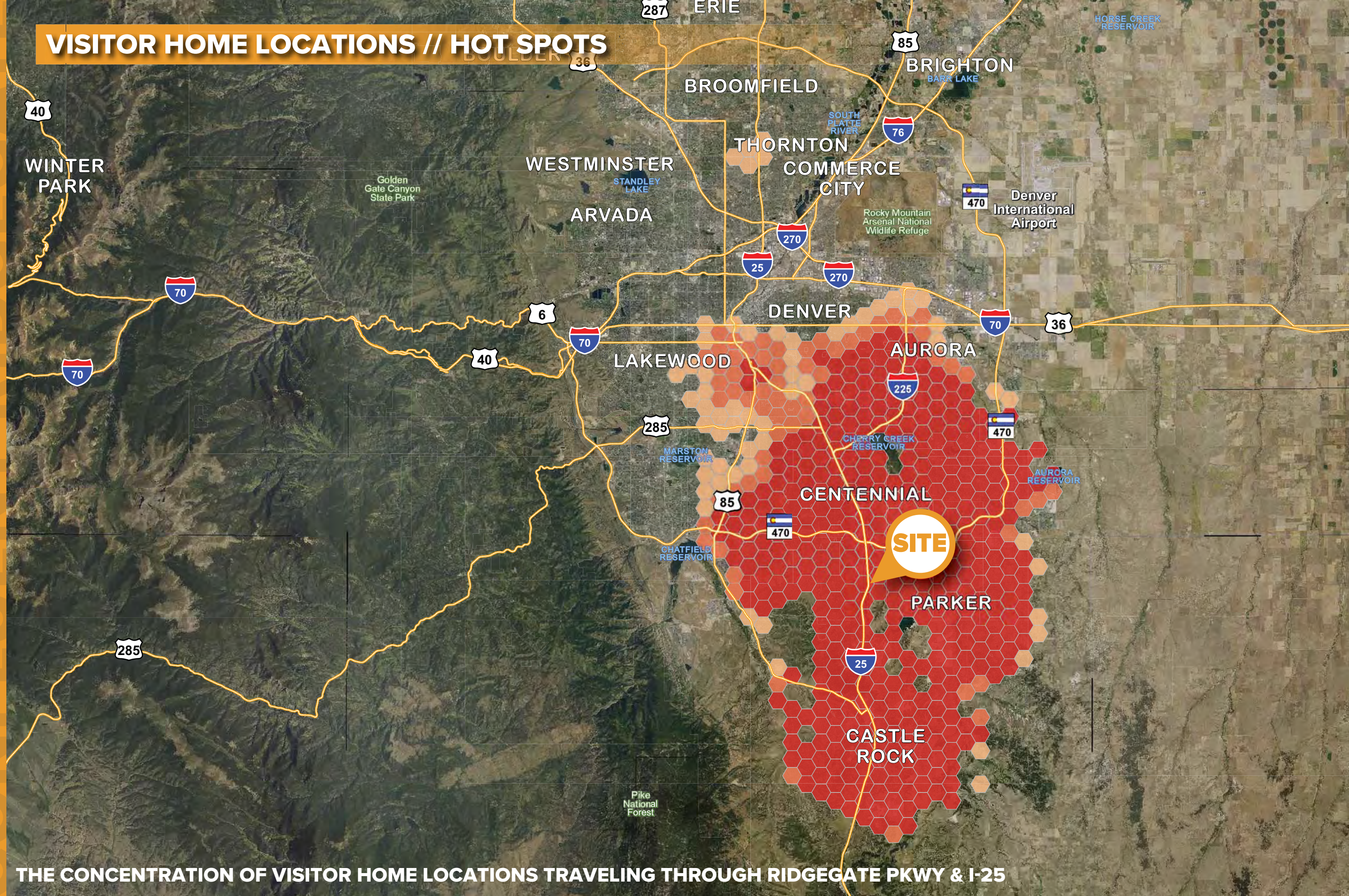
VEHICLE STAGING

VISITOR HOME LOCATIONS // HEAT MAP



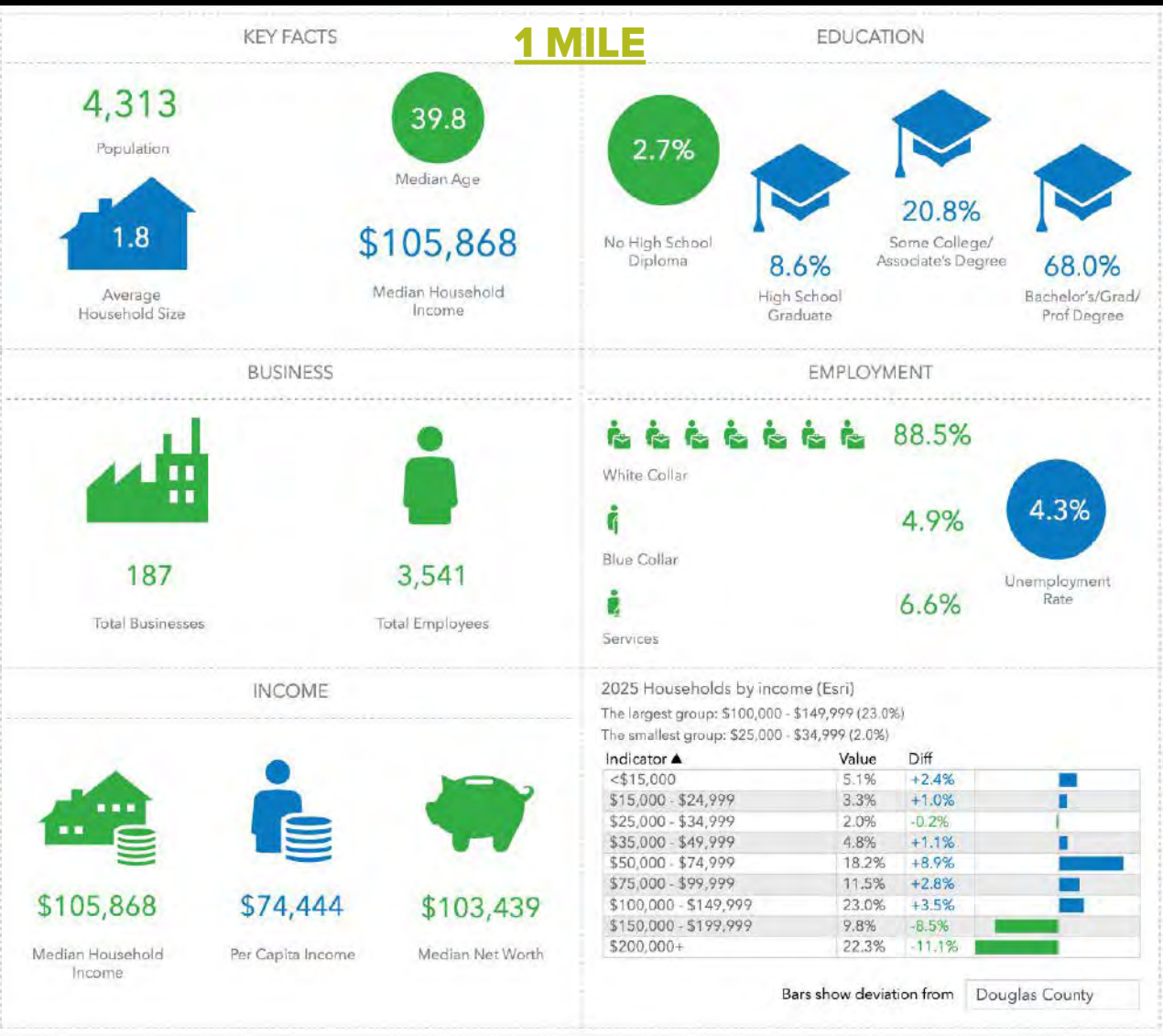
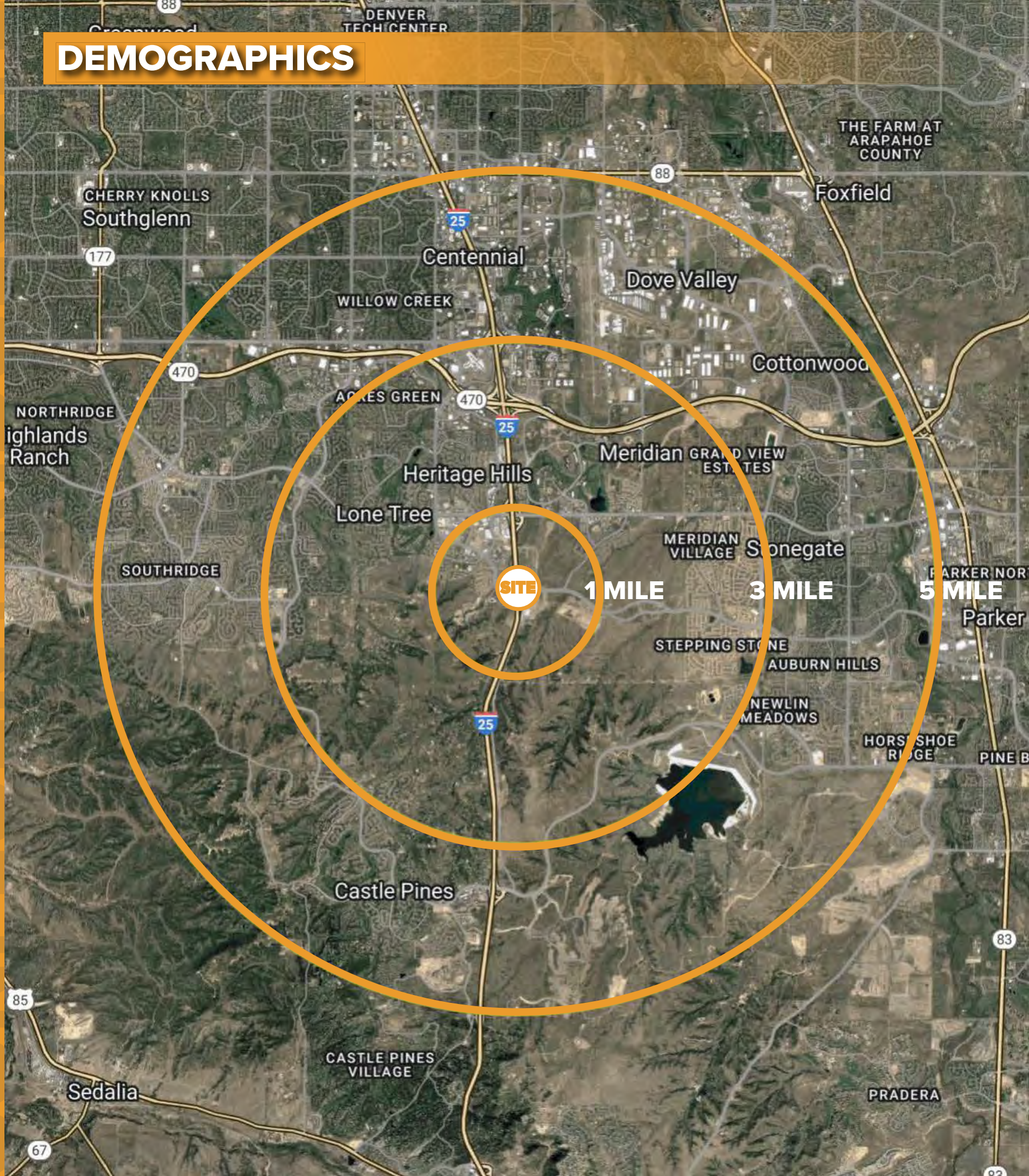
THE CONCENTRATION OF VISITOR HOME LOCATIONS TRAVELING THROUGH RIDGEGATE PKWY & I-25

VISITOR HOME LOCATIONS // HOT SPOTS



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

DEMOGRAPHICS



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	4,313	48,613	171,177
2030 PROJECTED POPULATION	4,877	55,485	183,534
2025 EST. DAYTIME POPULATION	6,342	68,807	207,617
2025 EST. AVG HH INCOME	\$143,127	\$178,376	\$179,698
2025 EST. HOUSEHOLDS	2,355	19,181	65,010
2025 EST. BUSINESSES	187	2,203	7,411
SPENDING			
2025 APPAREL	\$6,356,468	\$68,013,646	\$228,394,142
2025 ENTERTAINMENT / REC.	\$10,890,850	\$113,015,628	\$385,888,598
2025 MEALS & RESTAURANTS	\$10,191,324	\$111,087,612	\$375,634,262
2025 FOOD AT HOME	\$18,625,099	\$199,426,567	\$671,486,310
2025 RETAIL GOODS	\$82,669,808	\$856,304,209	\$2,920,498,949

HERE ARE SOME OF THE OTHER PROJECTS ON TAP FOR RIDGEGATE IN 2025:

- A 123,000 SQUARE-FOOT KING SOOPERS AND FUEL CENTER IS EXPECTED TO BREAK GROUND THIS YEAR, PENDING CITY APPROVAL. THE RETAIL CENTER WILL ALSO INCLUDE 30,000 SQUARE FEET OF OTHER SHOP SPACE.
- SITEWORK HAS BEGUN ON CENTURY LIVING'S 340-UNIT LUXURY, MARKET-RATE RENTAL APARTMENT PROJECT IN THE RIDGEGATE VILLAGE CENTER, ON THE EAST SIDE OF THE COMMUNITY. IT IS EXPECTED TO OPEN IN MID-2026.
- THE RESERVE AT LONE TREE, A 209-UNIT LUXURY DEVELOPMENT FOR SENIORS, IS ANTICIPATED TO OPEN IN MAY. THE NINE-STORY BUILDING DEVELOPED BY EXPERIENCE SENIOR LIVING DEVELOPMENT INCLUDES 125 INDEPENDENT LIVING APARTMENTS, 60 ASSISTED APARTMENTS AND 24 MEMORY CARE UNITS.
- CONSTRUCTION HAS STARTED ON A 101-UNIT AFFORDABLE SENIOR HOUSING PROJECT IN THE RIDGEGATE VILLAGE CENTER. KOELBEL AND CO. RECEIVED TAX CREDIT APPROVAL FOR THE PROJECT, WHICH IS EXPECTED TO BE COMPLETED IN MAY 2026.
- A 30-UNIT RESIDENTIAL VILLAGE, KNOWN AS TALL TALES RANCH, IS SCHEDULED TO BEGIN ITS FIRST PHASE OF CONSTRUCTION IN THE SPRING, PENDING FUNDRAISING. THE DEVELOPMENT, LOCATED NEXT TO THE HISTORIC LANDMARK OF SCHWEIGER RANCH, IS FOR PEOPLE WITH INTELLECTUAL AND DEVELOPMENTAL DISABILITIES.
- LIVING SPACES FURNITURE WILL TAKE OVER THE LAST LARGE RETAIL SITE ON THE WEST SIDE AT RIDGEGATE COMMONS, WITH THE INTRODUCTION OF ITS SECOND LOCATION IN COLORADO. CONSTRUCTION IS UNDERWAY AND THE STORE IS EXPECTED TO OPEN LATE THIS YEAR OR IN EARLY 2026.
- AN 80-ACRE PARK, KNOWN AS HIGH NOTE REGIONAL PARK, IS ANTICIPATED TO BREAK GROUND LATER THIS YEAR, WITH THE FIRST PHASE SCHEDULED TO BE COMPLETED IN 2027. IT WILL INCLUDE AN AMPHITHEATER, MULTI-PURPOSE ATHLETIC FIELDS, PICKLEBALL AND BASKETBALL COURTS, AND A FOOD TRUCK AREA.



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