

# RIDGEGATE STATION

## Medical Office Building

SEC OF RIDGEGATE & I-25,  
LONE TREE, COLORADO



## FOR LEASE

- Jump In Before It's Too Late! Only One Medical Building Remaining!
- Up to 8,500 SF Remaining Medical Building (open to various size users)
- Close proximity to Sky Ridge Medical Center and multiple nearby medical facilities
- Anticipated Timing:  
Ready for Tenant Construction Q3 of 2026
- Contact Brokers for Lease Rate



## Colliers

### CONTACT US:

**JEREMY REEVES**

303 283 1375  
jeremy.reeves@colliers.com

**AUDREY WILSON**

720 588 3411  
audrey.wilson@colliers.com

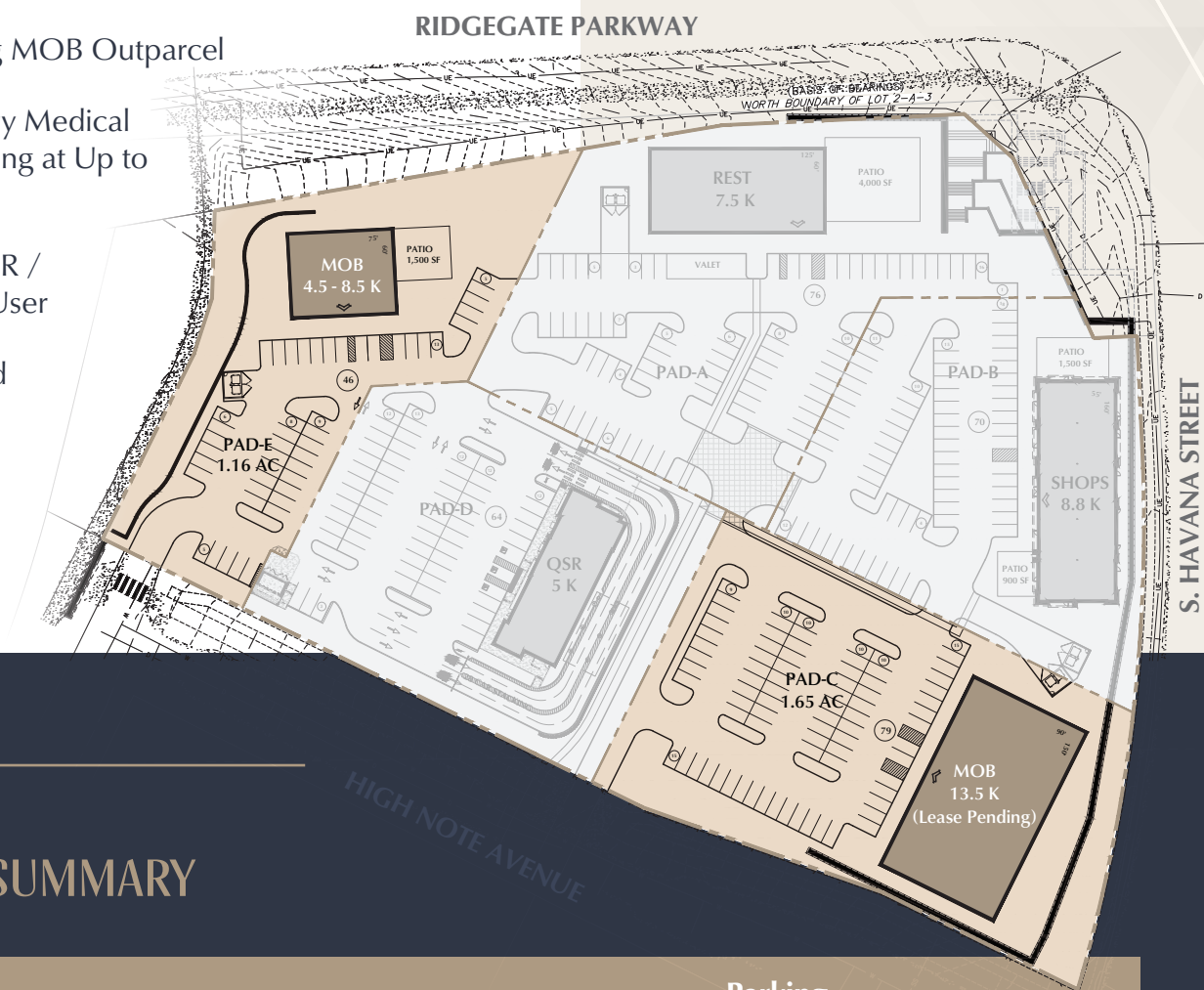
4643 S. Ulster St. | Suite 1000  
Denver, CO 80237  
P: +1 303 745 5800  
F: +1 303 745 5888  
colliers.com/denver

# PRELIMINARY SITE PLAN & USE SUGGESTIONS

The development site is 7 acres at the southwest corner of RidgeGate Parkway and S. Havana Street. We have an exciting opportunity to offer a program that includes:

- 1 Remaining MOB Outparcel
- A single-story Medical Office Building at Up to 8,500 SF
- National QSR / Drive-Thru User
- Retailers and Restaurants

PRELEASING NOW



## PROJECT SUMMARY

	Site	Building	Parking Provided
<b>Pad-C MOB (Lease Pending)</b>	1.65 AC	13,500 SF	79
<b>Pad-E Flexible Use</b>	1.16 AC	4,500 - 8,500 SF	46 (Depends on Use and SF)

# THE OPPORTUNITY



Adjacent to I-25 with opportunity for building signage



Central location to all of the south metro area



Robust surrounding residential growth in one of south metro's fastest growing communities



Unmatched highway adjacent access



Close proximity to Sky Ridge Medical Center and multiple nearby medical facilities



Walking distance to RTD's RidgeGate Parkway Station with Park-n-Ride and bus transfer station.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	
<b>POPULATION</b>				
2024 Total Population	4,200	49,870	173,657	<b>Projected Population Growth: 12,808</b>
2029 Total Population	4,540	55,822	186,465	
2024 Total Daytime Population	5,504	<b>69,577</b>	<b>211,886</b>	
Workers	3,861	46,606	<b>132,451</b>	
Residents	1,643	22,971	79,435	
<b>HOUSING</b>				
2024 Housing Units	2,379	20,835	68,038	<b>Projected Housing Growth: 5,965</b>
Owner Occupied Housing Units	22.9%	54.1%	67.2%	
Renter Occupied Housing Units	67.9%	39.9%	28.7%	
Vacant Housing Units	9.2%	5.9%	4.1%	
2029 Housing Units	2,552	23,437	74,003	
Owner Occupied Housing Units	23.8%	52.0%	66.0%	
Renter Occupied Housing Units	68.4%	42.6%	30.0%	
Vacant Housing Units	7.8%	5.4%	3.9%	
<b>MEDIAN HOUSEHOLD INCOME</b>				
2024	\$106,595	<b>\$132,864</b>	<b>\$141,277</b>	
2029	\$119,207	\$152,489	\$157,927	
<b>MEDIAN HOME VALUE</b>				
2024	\$729,469	\$687,332	\$656,688	
2029	\$833,333	\$735,903	\$702,070	
<b>MEDIAN AGE</b>				
2024	38.8	37.1	38.2	
2029	40.9	38.4	39.3	
<b>2024 CONSUMER SPENDING</b>				
Health Care Total	\$20,250,060	\$217,454,708	\$754,234,562	
Average Spent	\$9,375.03	\$11,095.76	\$11,559.15	

ESRI 2024 Estimates





# PROPERTY & LOCATION OVERVIEW

## SURROUNDING DEVELOPMENT

### 1 Grocery Center:

- Pad delivery to King Soopers Fall 2025
- Store opening Fall 2026

### 2 East Couplet:

- Century Living Multifamily now under construction
- Koelbel Senior Affordable now under construction

### 3 RG Station Area:

- The Reserve Senior Multifamily completion/opening March 2025

### 4 RidgeGate East Master Planned Development:

- 8,000 homes at build-out

### 5 Lyric Neighborhood:

- 100 homes occupied
- 450 homes sales/year 2025-2028 to 1,900 home buildout

### 6 Lone Tree Civic Projects:

- Justice Center starting construction early 2025
- Public Works Center starting construction early 2025
- Phase 1 High Note Regional Park starting construction Fall 2025

### 7 Lone Tree City Center:

- Planned mixed use Urban Center with estimated 5,000 residents and up to 35,000 new jobs

### 8 Sky Ridge:

- 750+ permanent healthcare jobs
- 284 bed hospital
- 35,000+ patients annually

### 9 Adjacent Properties:

- AVRA at RidgeGate: complete 540 units
- Talus Affordable Apartments: 67 units



BROKERAGE  
DISCLOSURE

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.