

FOR SALE

RidgeGate Station

SWC of RidgeGate Parkway and Havana Street



LOT 2-A-3

7.041 Acres Site



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RidgeGate Station FOR SALE

LOT 2-A-3: 7.041 ACRES PRIME UNDEVELOPED SITE IN RIDGEGATE MASTER PLANNED COMMUNITY

SWC of RidgeGate Parkway & Havana Street
Lone Tree, CO 80124

SALE PRICE: CONTACT BROKER

Property Features:

- Ideally located at the entrance to RidgeGate Master Planned Community, east of I-25 at the SWC of RidgeGate Parkway and South Havana Street
- This parcel is uniquely oriented as the cornerstone site for the RidgeGate Station development
- Traffic from I-25 as well as the surrounding future residential development will feed directly into this project
- The site will be the first parcel visible as traffic enters the RidgeGate Station development
- The adjacent multi-family, independent living and office/retail developments underway on the other parcels at RidgeGate Station will increase customer base and traffic to the site
- Seller has flexibility within the existing zoning and will consider various uses, density, heights, and shared parking structures
- Transit Oriented Development (TOD) with 1,300 parking spaces at RTD Station
- 3000+ units currently under construction in East RidgeGate



POPULATION

1 mile	3,837
3 mile	48,440
5 mile	169,327



HOUSEHOLDS

1 mile	1,540
3 mile	18,945
5 mile	63,099



AVG HH INCOME

1 mile	\$172,826
3 mile	\$151,685
5 mile	\$149,442



DAYTIME EMPLOYEES

1 mile	3,200
3 mile	26,668
5 mile	91,510



20 Miles to Downtown Denver
6 Miles to Parker

5 Miles to Centennial Airport
35 Miles to Denver International Airport



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Community Highlights:

- RidgeGate® is a mixed-use, master planned community in Lone Tree, Colorado. The community is nearly fully developed on the west side of I-25 and is now expanding to the east side of I-25, encompassing a total of 3,500 acres or six square miles
- Both the east and west sides of RidgeGate are designed to integrate natural and urban amenities, so residential neighborhoods are tucked next to beautiful natural open space, parks and trails
- Retail stores in RidgeGate Commons and Lincoln Commons districts include big box retailers like Cabela's and Target, as well as local merchants like Sprouts Farmers Market and Runners Roost. Monk & Mongoose Gourmet Coffee and Starbucks for your morning joe
- Douglas County Public Schools in Lone Tree are consistently among the highest rated public schools in the state. There are private and charter schools available nearby as well
- East side plans include the 400-acre Lone Tree City Center®, a series of three distinct residential neighborhoods with integrated commercial uses, and an extensive park and open space network that protects a quarter of the total acreage
- The two sides of the community are connected by a four-lane bridge, integrating all amenities and experiences
- Eventual 15 million square feet of office, retail, hospital/medical space, 10,000 homes and more than 10,000 acres of parks, trails, and natural habitat

Key Employers:

- Charles Schwab, Kiewit, Sky Ridge Medical Center, Dish Network, Lockheed Martin

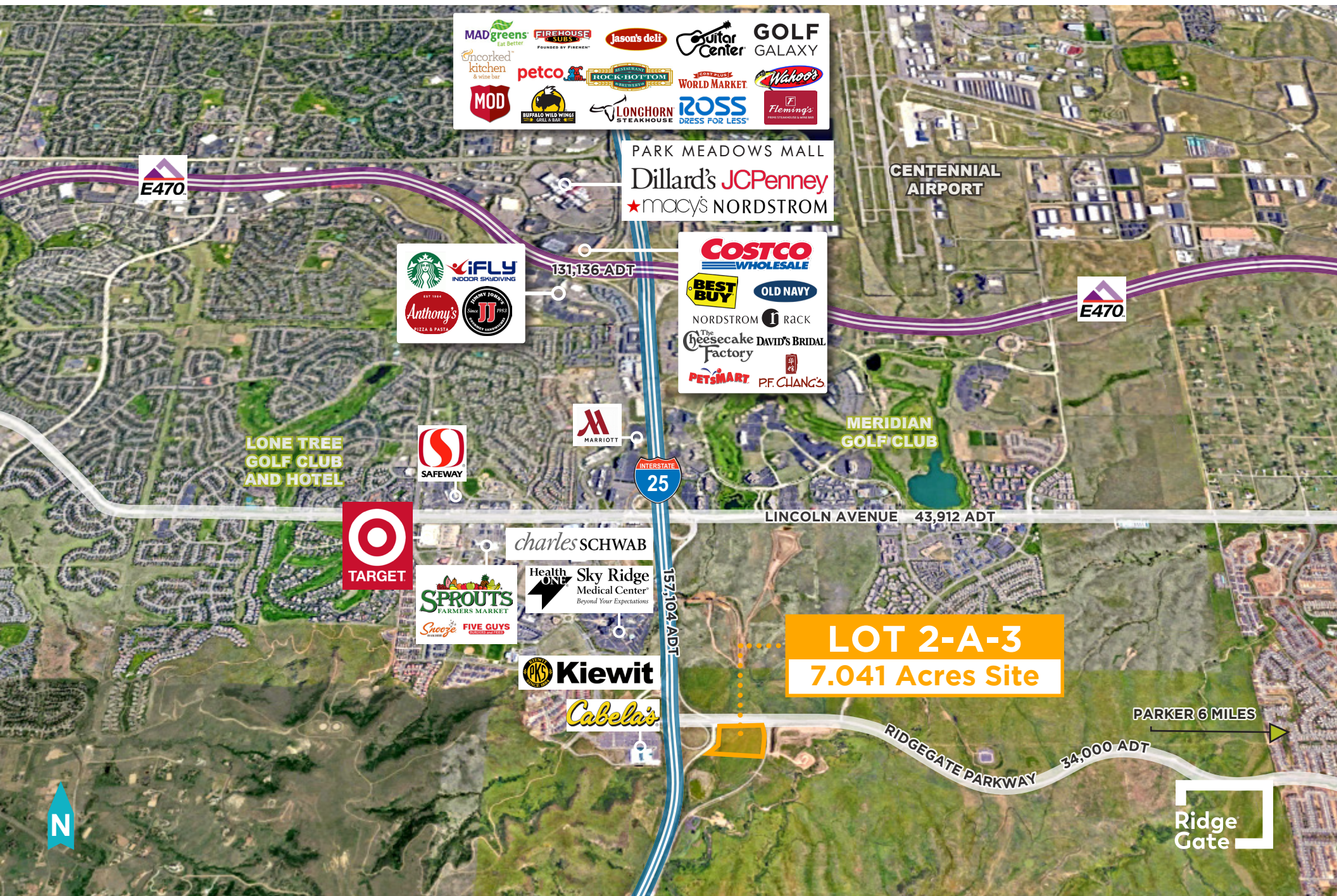


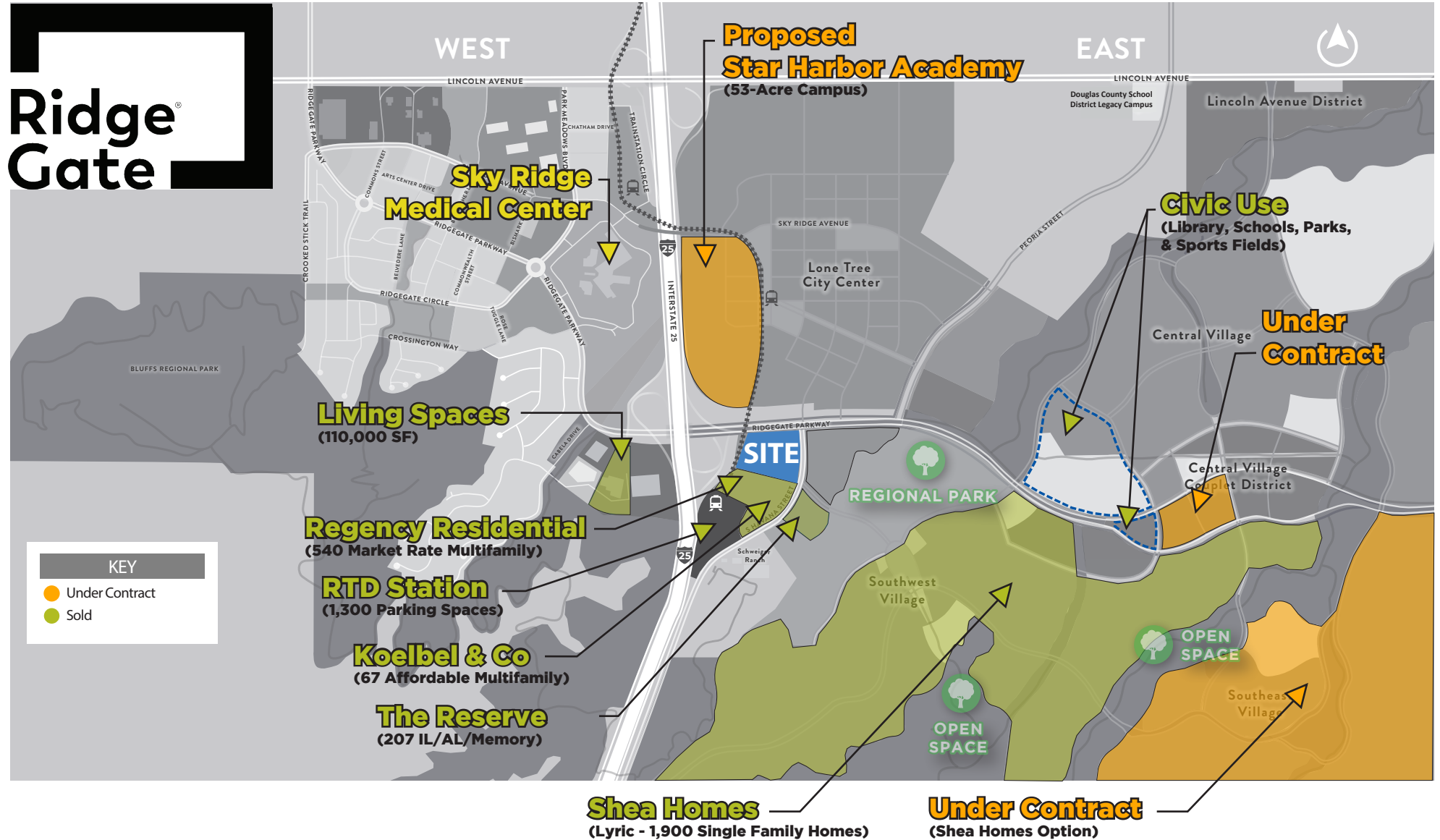
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LOCATION OVERVIEW

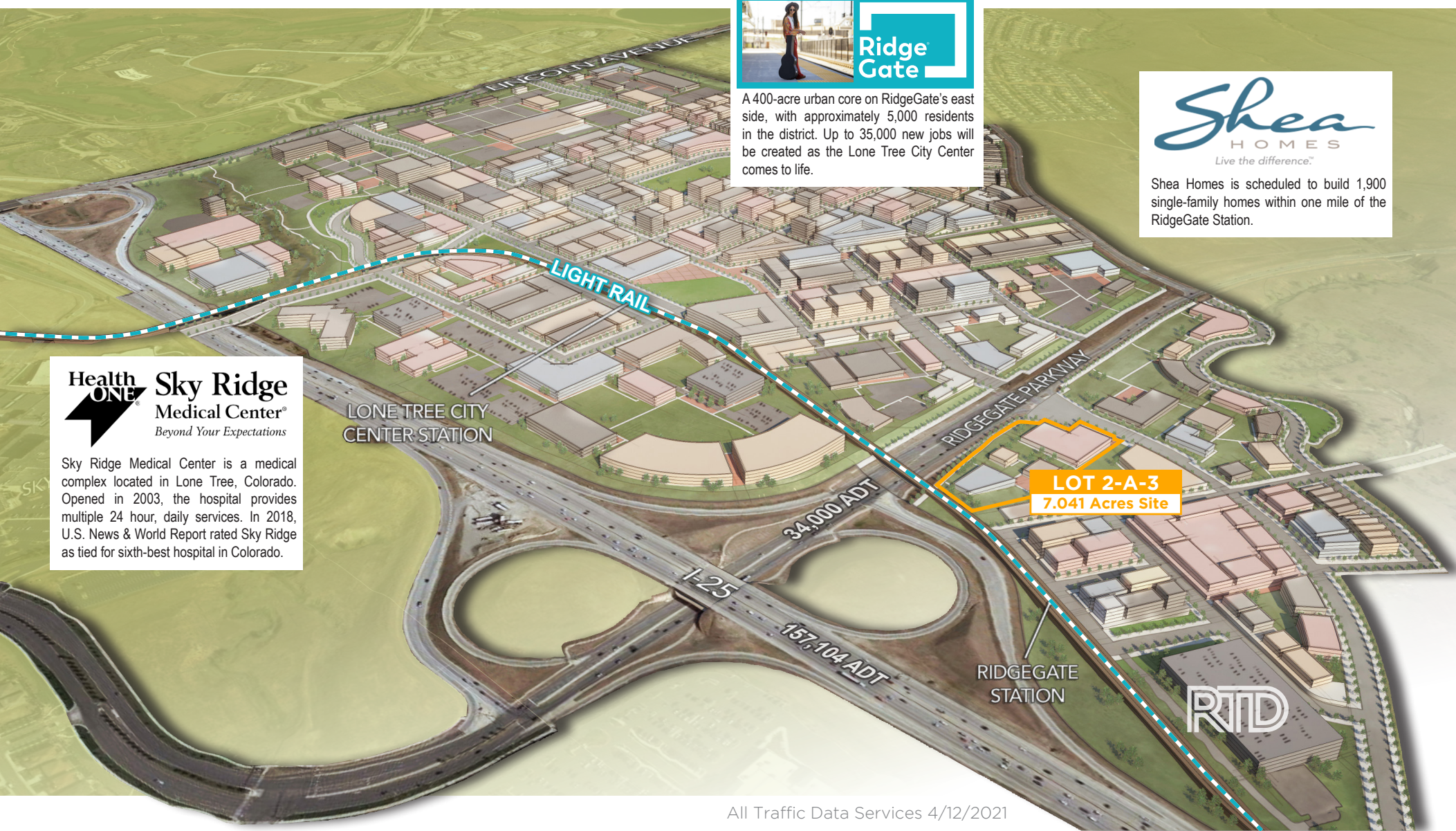
RidgeGate Station





MASTER PLAN

RidgeGate Station



Health ONE Sky Ridge Medical Center®
Beyond Your Expectations

Sky Ridge Medical Center is a medical complex located in Lone Tree, Colorado. Opened in 2003, the hospital provides multiple 24 hour, daily services. In 2018, U.S. News & World Report rated Sky Ridge as tied for sixth-best hospital in Colorado.



A 400-acre urban core on RidgeGate's east side, with approximately 5,000 residents in the district. Up to 35,000 new jobs will be created as the Lone Tree City Center comes to life.



Shea Homes is scheduled to build 1,900 single-family homes within one mile of the RidgeGate Station.

All Traffic Data Services 4/12/2021



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DISCLOSURE



This confidential Offering Memorandum, has been prepared by Pinnacle Real Estate Advisors, LLC (“Pinnacle REA”) for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Pinnacle REA recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property described herein as SWC of Ridge Gate Parkway and South Havana Street located in Denver, Colorado (the “Property”) and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Pinnacle REA or its brokers.

Pinnacle REA makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Pinnacle REA has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of the Pinnacle REA and the Owner of the Property. Pinnacle Real Estate Advisors make no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum in not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Pinnacle REA and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Pinnacle REA and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Pinnacle REA shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Pinnacle REA. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Pinnacle REA at your earliest convenience.



\$5.31B
TOTAL SALES VOLUME

2006
ESTABLISHED

3,049+
TOTAL TRANSACTIONS

DENVER
BUSINESS JOURNAL
HEAVY HITTERS

 CoStar Group™
POWER BROKER FOR TOP SALES


BROKER OF THE YEAR

THE DENVER POST
TOP 100 WORKPLACES

INVESTMENT CONTACTS

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