



Lone Tree, CO (Denver MSA)

Park Meadows Strip Center

100% Occupied | Across the street from Colorado's largest mall



CP PARTNERS
COMMERCIAL REAL ESTATE COLORADO, LLC



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**Subject
Property**

**Park
Meadows
Strip Center**

Park Meadows Strip Center

9078 Westview Road, Lone Tree CO 80124 ➔

PRICE: **\$6,888,000**

CAP RATE: **6.50%**

NOI	\$447,703
OCCUPANCY	100%
TENANTS	DXL, AT&T (Storefront & Wireless Communications Facility), Visionworks
TOTAL GLA	13,825 SF
LOT SIZE	1.26 AC



Positioned at the crossroads of I-25 and C-470, this fully occupied, three-tenant strip center offers investors stable in-place income backed by national-credit tenants in Douglas County, which has the highest median household income of any Colorado county.

Available for sale is the Park Meadows Strip Center, consisting of nationally recognized daily needs tenants and located less than 20 miles from downtown Denver.

The subject property is highly visible from the heavily trafficked S Yosemite Street and includes multiple monument signs. Distinctive Colorado-inspired architecture, articulated elevations and upgraded exterior materials make the subject property stand out and enhances its long-term tenant appeal.



**Subject
Property**

**Park
Meadows
Strip Center**

National Tenants | Strong Operating History

- DXL & Visionworks are on corporate leases, and AT&T is operated by an authorized AT&T retailer. All tenants reimburse for CAM, taxes, insurance, and pay an additional admin fee
- DXL, AT&T, and Visionworks have all operated at the center since the property was developed in 2001, displaying a strong commitment to the trade area
- Originally a 4-tenant strip center, DXL expanded into the adjacent space in 2015 and increased its footprint by approximately 2,700 SF
- AT&T also leases space on the premises for the use of a wireless communications facility, which generates an additional \$25,224 in annual income

Infill Location with Exceptional Accessibility

- Located at the convergence of I-25 and C-470 within a retail district bounded by those two highways, Quebec Street, and County Line Road
- The RTD County Line light rail station is approximately 1 mile from the property, providing multimodal access to the broader Denver metro
- The \$16.5M I-25 Lone Tree Mobility Hub is currently under construction at the I-25 and Lincoln Avenue interchange, which will further enhance regional connectivity

High-Income, High-Growth Trade Area

- Douglas County's 2024 median household income of \$149,594 ranks highest among all Colorado counties and seventh highest nationally among U.S. counties
- Douglas County grew approximately 13.5% from 2019 to 2025, reaching nearly 400,000 residents, and ranks among Colorado's fastest-growing counties
- Adjacent to Park Meadows, a 1.5M+ SF regional center with 185+ retailers (anchored by Nordstrom, with lululemon, Alo Yoga, Crate & Barrel, and Tesla) that drew approximately 10.1 million visits over the past 12 months per Placer.ai, with The Vistas open-air addition expanding the mall with outdoor shopping and dining
- Continuing expansion and significant master-planned projects will continue to propel population growth, amenities, and will make Lone Tree its own regional hub

		CURRENT
Price		\$6,888,000
Capitalization Rate		6.50%
Price Per Square Foot		\$498.23
Down Payment	40%	\$2,755,200
Loan Amount	60%	\$4,132,800
Total Leased (SF):	100.00%	13,825
Total Vacant (SF):	0.00%	0
Total Rentable Area (SF):	100.00%	13,825
Income	\$/SF	
Scheduled Rent	\$33.25	\$459,654
Scheduled Recoveries	\$14.50	\$200,522
Effective Gross Income		\$660,176
Expense	\$/SF	
CAM	(\$3.79)	(\$52,391)
Property Taxes	(\$8.61)	(\$119,088)
Insurance	(\$1.43)	(\$19,807)
Capital Expenditure Reserve	(\$0.10)	(\$1,383)
Management Fee (3.0%)	(\$1.43)	(\$19,805)
Total Operating Expenses	(\$15.37)	(\$212,474)
Net Operating Income		\$447,703

PROPOSED FINANCING/CASH FLOW

		PROPOSED
Proposed Loan Amount		\$4,132,800
Loan To Value		60%
Interest Rate		6.00%
Amortization (Years)		30
Term (Years)		10
Net Operating Income		\$447,703
Debt Service		(\$297,339)
Pre-Tax Cash Flow		\$150,364
Debt Coverage Ratio		1.51
Cash-on-cash Return		5.46%
Principal Pay down (Year 1)		\$50,751
Total Return		\$201,115
Yield		7.30%

Note: Proposed loan terms may fluctuate with market conditions and are for evaluation purposes only. CP Partners is not a lender or mortgage broker.

Tenant Info				Lease Terms		Rent Summary		
SUITE	TENANT NAME	SQ. FT.	% OF GLA	TERM		MONTHLY RENT	ANNUAL RENT	RENT/FT
100	DXL Men's Apparel	6,165	44.59%	10/17/02	11/30/28	\$15,413	\$184,950	\$30.00
	Corporate Lease			12/01/28	11/30/30	\$16,954	\$203,445	\$33.00
	Tenant expanded its store footprint in 2015		Option	12/01/30	11/30/35	\$20,514	\$246,168	\$39.93
120	AT&T	3,300	23.87%	10/11/01	10/31/28	\$8,800	\$105,600	\$32.00
	CAM Cap: 5%; AT&T Authorized Retailer		Option	11/01/28	10/31/31	\$9,625	\$115,500	\$35.00
130	Visionworks	4,360	31.54%	10/11/01	10/31/27	\$11,990	\$143,880	\$33.00
	Corporate Lease			11/01/27	10/31/28	\$12,230	\$146,758	\$33.66
				11/01/28	10/31/29	\$12,474	\$149,693	\$34.33
				11/01/29	10/31/30	\$12,724	\$152,687	\$35.02
				11/01/30	10/31/31	\$12,978	\$155,740	\$35.72
			Option	11/01/31	10/31/32	\$13,238	\$158,855	\$36.43
				11/01/32	10/31/33	\$13,503	\$162,032	\$37.16
				11/01/33	10/31/34	\$13,773	\$165,273	\$37.91
				11/01/34	10/31/35	\$14,048	\$168,578	\$38.66
				11/01/35	10/31/36	\$14,329	\$171,950	\$39.44
			Option	11/01/36	10/31/37	\$14,616	\$175,389	\$40.23
				11/01/37	10/31/38	\$14,908	\$178,897	\$41.03
				11/01/38	10/31/39	\$15,206	\$182,475	\$41.85
				11/01/39	10/31/40	\$15,510	\$186,124	\$42.69
				11/01/40	10/31/41	\$15,821	\$189,847	\$43.54
Comms	AT&T (Wireless Communications Facility)	0	0.00%	02/01/08	01/31/28	\$2,102	\$25,224	-
			Option 4	02/01/28	01/30/33	\$2,417	\$29,008	-
	Tenant may terminate with 365 days prior written notice		Option 5	01/31/33	01/31/38	\$2,780	\$33,359	-
	OCCUPIED	13,825	100.00%	TOTAL CURRENT		\$38,305	\$459,654	\$33.25
	VACANT	0	0.00%					
	CURRENT TOTALS	13,825	100.00%					

LEGEND

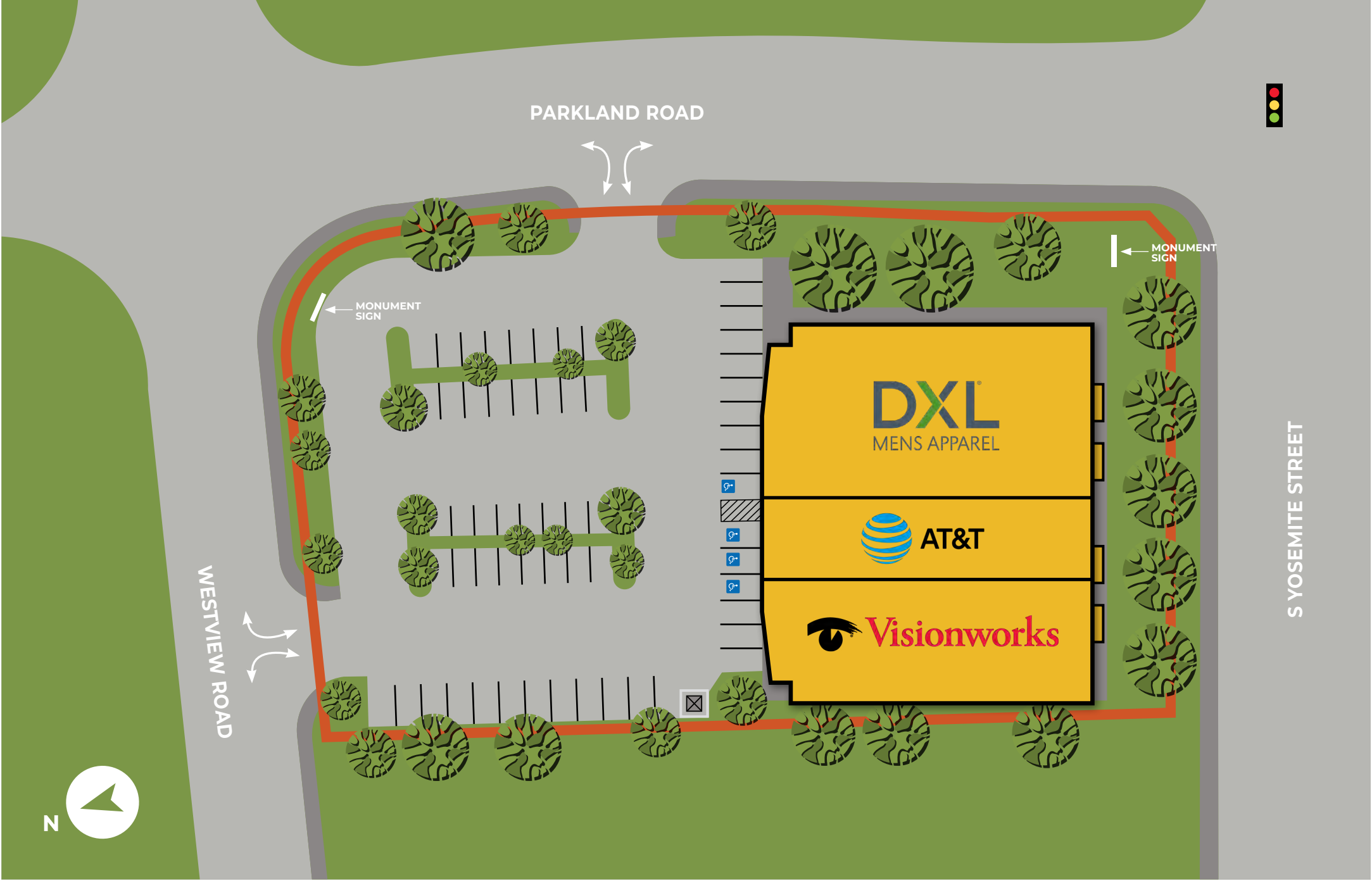

Property
Boundary

13,825
Rentable SF

1.26
Acres

60
Parking Spaces


Egress





Destination XL Group operates as DXL Men's Apparel, the largest integrated-commerce specialty retailer of Big + Tall men's clothing and footwear in the United States. The company offers the most extensive assortment of national brands and exclusive styles for Big + Tall men, spanning sizes 1XL to 8XL and waists 38" to 70". DXL operates on an omni-channel model, integrating its store fleet with DXL.com and a mobile app; for fiscal 2025,

direct/digital sales represented approximately 28.7% of total sales. The company markets its offerings under owned brands including Harbor Bay, True Nation, Oak Hill, and Society Of One, alongside more than a hundred national brands such as Polo Ralph Lauren, Levi's, and Columbia.

[TENANT WEBSITE](#) ➤



AT&T is a leading American multinational telecommunications company offering wireless communications, fiber broadband, and business connectivity solutions nationwide. The company is the nation's largest fiber internet provider and the third-largest wireless carrier in the U.S., behind Verizon and T-Mobile. The company operates

a nationwide network of company-owned and authorized retail stores, offering wireless, internet, and connected device services to consumers and small businesses.

[TENANT WEBSITE](#) ➤



Visionworks is one of the largest retail optical chains in the United States, offering comprehensive eye exams, prescription eyewear, contact lenses, and sunglasses.

The company operates through a network of retail locations that pair on-site or nearby doctors of optometry with in-store labs, many offering one-hour service on eyeglass prescriptions. Visionworks offers a wide selection of designer and exclusive-brand frames, with typical stores spanning roughly 2,200 to 3,000 square feet in strip malls, outparcels, and endcap retail locations. The company markets a 100-day satisfaction guarantee on eyewear purchases and offers online scheduling and comprehensive exams that include retinal imaging.

[TENANT WEBSITE](#) ➤





PARK MEADOWS MALL | 10.1M ANNUAL VISITS



Located in
a thriving
Denver
submarket

#1 Visited

PARK MEADOWS IS THE MOST
VISITED SUPER-REGIONAL
MALL IN COLORADO

111,672

VEHICLES PER DAY ALONG
C-470

210,928

VEHICLES PER DAY ALONG
I-25

Immediate Trade Area | 11

131,032 VPD

24,039 VPD



16,957 VPD

24,803 VPD

12,678 VPD

8,843 VPD

39,799 VPD

24,046 VPD

220,177 VPD

87,878 VPD

65,812 VPD

Subject Property
Park Meadows Strip Center

S YOSEMITE STREET

S YOSEMITE STREET

S CHESTER STREET

S HAVANA STREET

WESTVIEW ROAD

EDRY CREEK ROAD

E ARAPAHOE ROAD

E PEAKVIEW AVENUE

uchealth

COSTCO WHOLESALE

NORDSTROM
Rack
BEST BUY five BEL'W
Marshalls
OLD NAVY

★ macy's
Dillard's
JCPenney
NORDSTROM
DICK'S
SPORTING GOODS

ROSS
Michaels
HomeGoods
Bath & Body Works
Guitar Center
GOLF GALAXY
WORLD MARKET

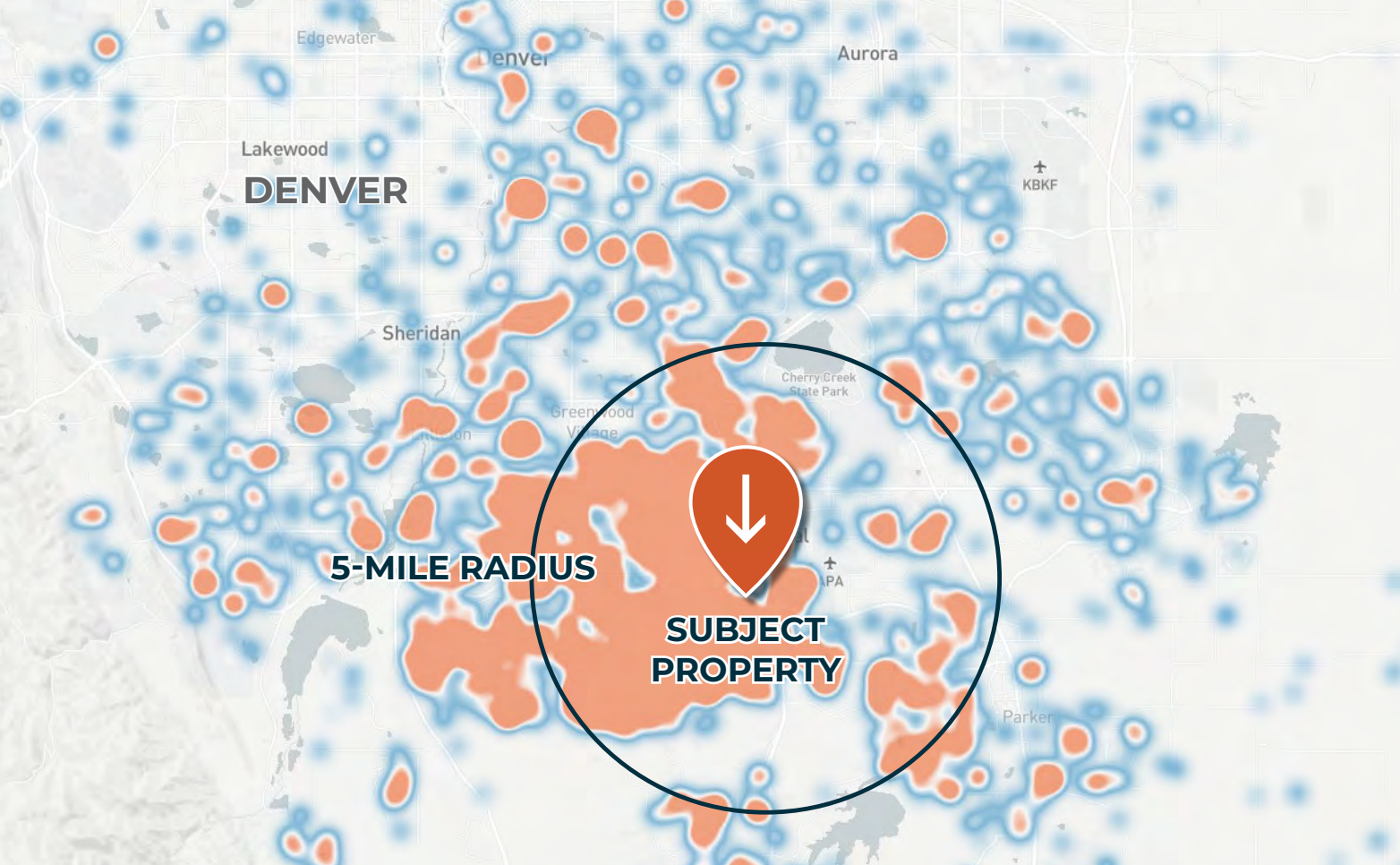
RTD COUNTY LINE STATION

RTD DRY CREEK STATION

Walmart
Supercenter

- HIGH SCHOOL
- SPORTS COMPLEX
- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- GOLF COURSE

DOWNTOWN DENVER
(17 MILES)



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property** over the past 12 months.

Visitation Data

75.4K Visits

OVER THE PAST 12 MONTHS TO
THE SUBJECT PROPERTY

32 Min

AVERAGE DWELL TIME AT
THE SUBJECT PROPERTY

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Demographics

Ring Radius Population Data



	1-Mile	3-Mile	5-Mile
2025	9,756	84,979	223,387
2029 PROJ.	10,295	87,735	229,677

Ring Radius Household Income Data



	1-Mile	3-Mile	5-Mile
AVERAGE	\$153,664	\$176,568	\$183,704
MEDIAN	\$125,474	\$136,036	\$143,319

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



Park Meadows Mall

Colorado's Premier Retail Destination

- Park Meadows spans roughly 1.58 million square feet of gross leasable area, making it the largest shopping center in Colorado. The center combines an enclosed, "Grand Mountain Lodge" themed interior with open-air retail, dining, and plaza space, including exterior-facing stores and restaurants with patio seating and an outdoor gathering area with green space. It's anchored by Nordstrom, Macy's, Dillard's, JCPenney, and Dick's Sporting Goods.
- The property houses roughly 185 stores and restaurants and is positioned as a full-price, upmarket "retail resort" rather than an outlet-style center.
- Park Meadows draws millions of visitors annually, and it holds the premier retail position in the South Denver/Douglas County trade area, benefiting from an affluent household base with average incomes well above regional medians and reportedly among the highest sales productivity levels for enclosed malls nationally

10.1 M

ANNUAL VISITS

#1 Most Visited

SUPER-REGIONAL MALL IN COLORADO

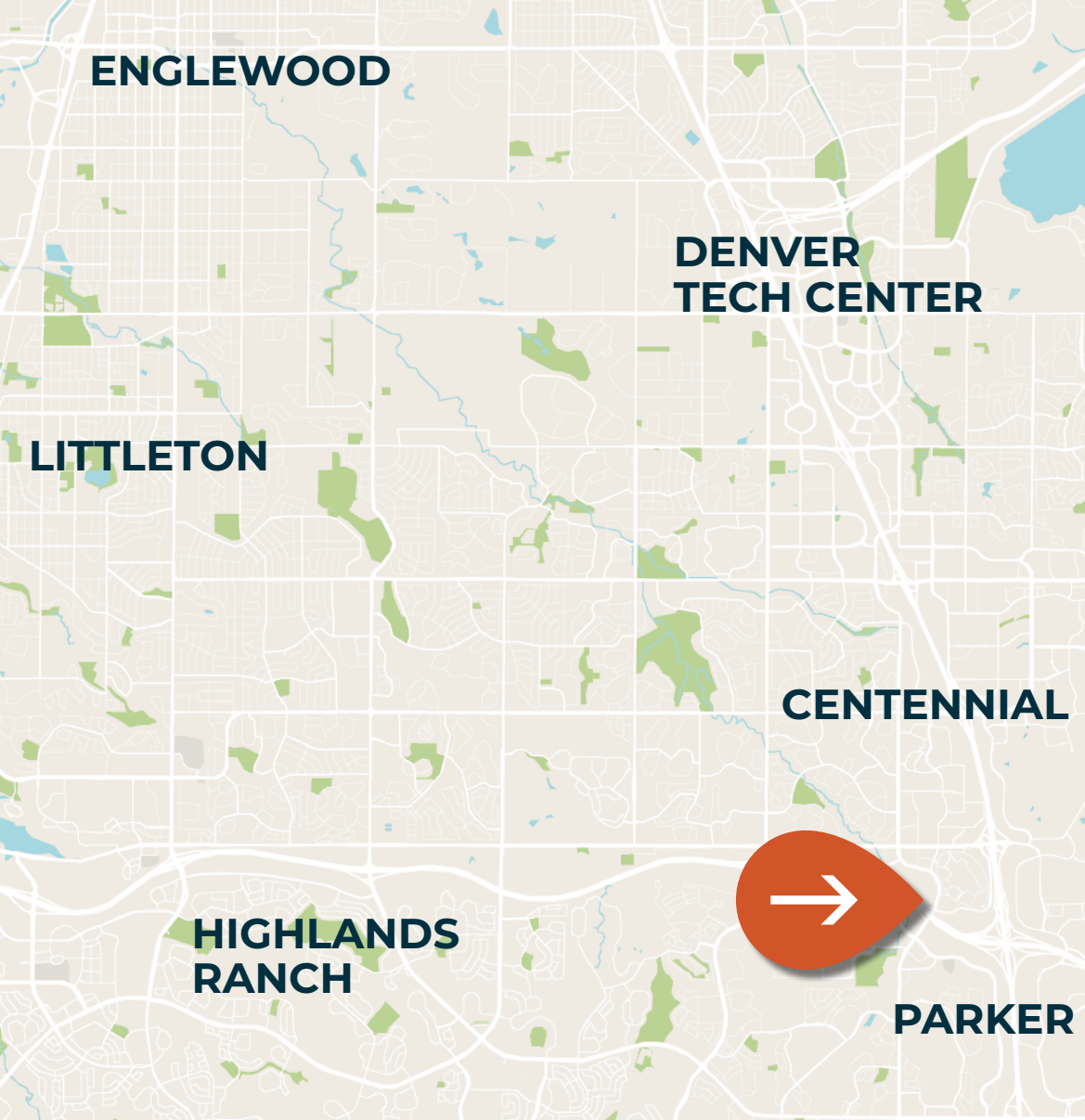
1.58M SF

TOTAL GROSS LEASABLE AREA

*Visitation Data on this page provided by Placer.ai.

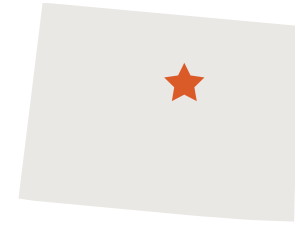


Colorado's Largest Mall | 14



A Fast Growing Denver Suburb

Lone Tree, CO



Overview

- Located in northern Douglas County, part of the Denver-Aurora-Lakewood MSA, roughly 18 miles south of downtown Denver
- Lone Tree is an up-scale master-planned community offering an urban / suburban mix with high-end residential neighborhoods, extensive open space, quality schools, and is business and family-friendly
- The town sits at the crossroads of I-25 and C-470 in northern Douglas County, with five RTD light rail stations and proximity to Centennial and Denver International airports, making it a convenient commuter hub
- Positioned along the I-25 corridor in the “Denver South” submarket, one of the region’s fastest-growing office, retail, and residential nodes.
- Douglas County communities include Highlands Ranch, Parker, Lone Tree, Castle Pines, and Larkspur, and has the highest median income in Colorado at approximately \$149,600

Economy & Employment

- Retail core anchored by Park Meadows, a luxury retail resort and the largest shopping mall in Colorado at over 1.5M SF, with anchors including Nordstrom, Macy’s, Dillard’s, JCPenney, and Dick’s Sporting Goods
- Home to Charles Schwab’s regional campus in RidgeGate, one of the firm’s largest regional offices outside its Texas headquarters
- Sky Ridge Medical Center, a 284-bed HCA HealthONE hospital, is one of the area’s largest employers
- Ongoing expansion and major master-planned projects in Lone Tree, such as Lyric at RidgeGate and Sky Ridge Medical Center, reinforce the region’s position as the next “Denver South”

Why Denver?

The Mile High City - One of the best cities for work-life balance

Colorado's Capital

- The capital of Colorado and the economic and cultural hub of the Rocky Mountain region
- The city of Denver has a population of over 740,000 residents and 3.09 million within the Denver MSA, with people migrating due to lifestyle, cost of living advantages, and job market strength
- Denver was one of the fastest-growing large cities in the U.S. from 2010-2020, with a 19%+ population increase in that decade alone
- Denver International Airport (DEN) is one of the busiest airports in the United States, serving 200+ destinations
- Denver's eleven 4-year universities have a significant impact on the local economy, contributing an estimated \$4.05 Billion annually and supporting thousands of jobs

Economic Growth & Industry Drivers

- In 2024, the Denver-Aurora-Lakewood metro area had a gross domestic product of \$311.8 billion, making it the 18th largest metropolitan area economy in the U.S.
- Its central location makes it a distribution hub for the American west, while also supporting a number of growing industries in technology, telecommunications, and energy
- In the Denver metro area, there are 1.76 million people in the civilian labor force and approximately 130,000 people working in Downtown Denver
- Major employers include Lockheed Martin, Ball Corporation, Arrow Electronics, DaVita, Molson Coors, and numerous startups





PARK MEADOWS MALL | 10.1M ANNUAL VISITS

★ macy's NORDSTROM Apple TESLA
DICK'S JCPenney alo WILLIAMS SONOMA
COACH Dillard's PANDORA FOGO DE CHÃO
chico's POTTERY BARN SEPHORA BRAZILIAN STEAKHOUSE
ARHAUS Crate&Barrel lululemon SHAKE SHACK
ANTHROPOLOGIE WARBY PARKER PF. CHANG'S

WORLD MARKET Total Wine & More Colorado Furniture
Michael's petco JARED
HomeGoods SKY ZONE Jason's Deli
ROSS DRESS FOR LESS Guitar Center
tropical CAFE LONCHORN STEAKHOUSE christy sports



ETHAN ALLEN
MOD PIZZA
BUFFALO WILD WINGS

GIGASPAN
solutions inc



BMO

BANK OF AMERICA



MIKE'S
CAMERA

CLOTHES MENTOR
Lone Tree, CO
MATTRESSFIRM

DSW
DESIGNER SHOE WAREHOUSE

HYATT

E COUNTY LINE ROAD

WESTVIEW ROAD

PARKLAND ROAD

YOSEMITE STREET

Subject Property
PARK MEADOWS
STRIP CENTER



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