



## The Shops at Park Meadows

Situated within Lone Tree's Entertainment District and in close proximity to the 1.6M square-foot Park Meadows Mall, the retail property enjoys the overflow traffic generated by one of the most robust retail trade areas in Denver.

The shopping center features a Starbucks, a Bellco Credit Union, Brewery Bar III, John Holly's Asian Bistro and Colorado's only indoor skydiving facility.

The affluent demographics and strong pull from surrounding communities made convenient with access from I-25 and C-470 attracts a strong base of national retailers to the area. The region's extremely low vacancy rate and marquee retailers bolster the submarket and the healthy, long-term prospects of The Shops at Park Meadows.

### ***For Lease Or Sale***

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<b>Square Feet:</b>	5,556 (2,902 Available)
<b>Year Built:</b>	2008
<b>Parking:</b>	7.20/1,000 sf
<b>Frontage:</b>	141' on Park Meadows Drive 146' on S Yosemite Street
<b>Signage:</b>	Monument and building signage available
<b>Ingress/Egress:</b>	Signalized intersection; three (3) curb cuts
<b>Visibility:</b>	High visibility from both Park Meadows Drive and S Yosemite Street.
<b>Destination Draw:</b>	Colorado's only indoor skydiving facility and a Starbucks increase retail center traffic.





PRIMARY RETAIL TRADE AREA



AFFLUENT DEMOGRAPHIC TARGET AREA



MONUMENT SIGNAGE



**PARK MEADOWS DRIVE**

**19,082 VPD**

**S YOSEMITE STREET**

**33,442 VPD**



Denver CBD

Denver Tech Center

Arapahoe at Village Center

Dry Creek Station

Centennial

IKEA  
CENTENNIAL PROMENADE

Inverness Park

25

County Line Station

25

THE HOME DEPOT

PARK MEADOWS MALL

470

SKI & GOLF

COSTCO WHOLESALE

BEST BUY

NORDESTRUM rack

2,092 sf Available

S YOSEMITE ST

MAXIMUS DRIVE

iFly Denver

PARK MEADOWS DRIVE

Element by Westin Hotel

Red Rocks Church

Credit Union

U CHHealth Surgery Center

City of Lone Tree Municipal Building

UCHealth Lone Tree Medical Center

Medical Office Building

Canvas Credit Union

XO Communications

to Lincoln Light Rail Station

Lincoln Station

Lone Tree Professional Center

Douglas County School District

Lone Tree

PARK MEADOWS CORPORATE CENTER

University of Phoenix

Allstate Insurance Company



**1-Mile Radius**



**\$140,400**

AVERAGE HOUSEHOLD INCOME

**3-Mile Radius**



**\$146,195**

AVERAGE HOUSEHOLD INCOME

**5-Mile Radius**



**\$143,971**

AVERAGE HOUSEHOLD INCOME

**Population**



**12,414**

1 MILE RADIUS



**\$99,749**

MEDIAN HOME VALUE



**\$109,679**

MEDIAN HOME VALUE



**\$108,624**

MEDIAN HOME VALUE



**75,210**

3 MILE RADIUS



**\$290,872,875**

TOTAL RETAIL SPEND  
(FOOD & DRINK SALES)



**\$1,782,356,968**

TOTAL RETAIL SPEND  
(FOOD & DRINK SALES)



**\$4,828,224,655**

TOTAL RETAIL SPEND  
(FOOD & DRINK SALES)



**75,210**

5 MILE RADIUS

***Affluent & Growing Demographic***

Douglas County experienced a 3.4% population increase in 2019 as families are drawn to the area for the high quality of life—including excellent public schools, ample recreational and entertainment activities, and a manageable commute to Denver’s major job centers. This influx of affluent residents equates to an estimated population of over 213,253 people with an average household income exceeding \$143,000 within 5-miles of The Shops of Park Meadows. Additionally, as the area continues infill development, more residents are moving to newer, nearby luxury apartment communities.



## Leasing Highlights

- High Traffic Counts
- Major Arterial Intersection
- Excellent Street Visibility
- Close Proximity to Park Meadows Mall
- Monument and Building Signage Available
- High Parking Ratio 7:1,000 sf
- Affluent Demographics
- 2nd-Generation Restaurant Space Available
- Accessible via Light Rail

**FOR LEASE OR SALE**

**\$29.00-\$32.00/SF** NNN

LEASE RATE

**CONTACT BROKER FOR SALE DETAILS**

*For more information please contact:*

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