

9226 Park Meadows Drive

Lone Tree, CO





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

Square Feet: 5,556 (2,902 Available)

Year Built: 2008

Parking: 7.20/1,000 sf

Frontage: 141' on Park Meadows Drive

146' on S Yosemite Street

Signage: Monument and building signage available

Ingress/Egress: Signalized intersection; three (3) curb cuts

Visibility: High visibility from both Park Meadows Drive

and S Yosemite Street.

Destination Colorado's only indoor skydiving facility and a

Draw: Starbucks increase retail center traffic.



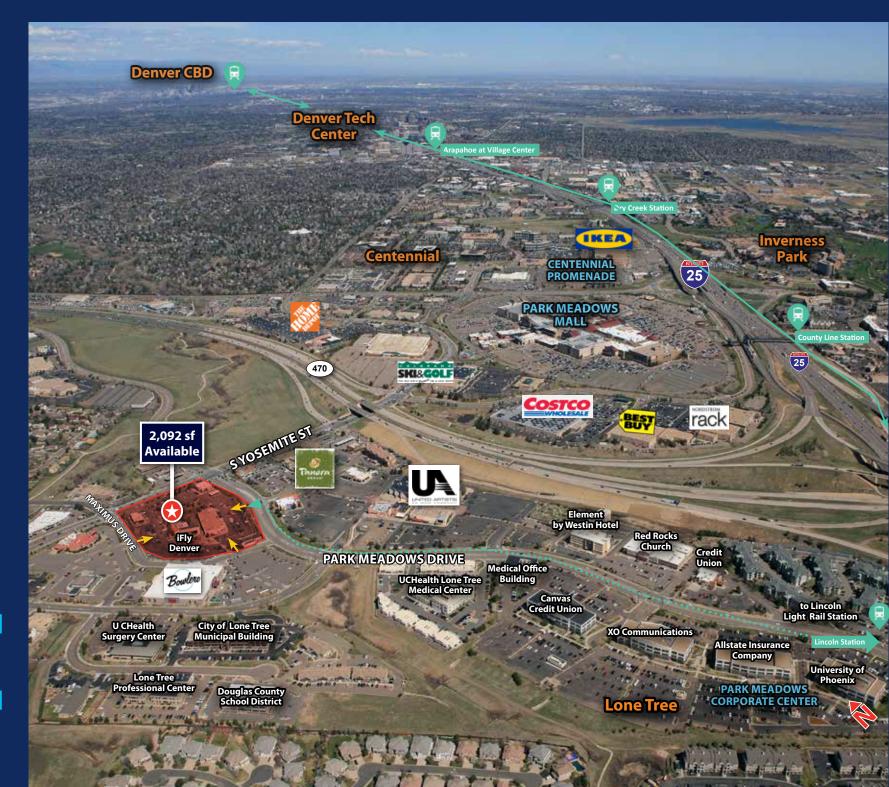






PARK MEADOWS DRIVE 19,082 VPD

S YOSEMITE STREET 33,442 VPD





1-Mile Radius



\$140,400

AVERAGE HOUSEHOLD INCOME

3-Mile Radius



\$146,195

AVERAGE HOUSEHOLD INCOME

5-Mile Radius



\$143,971

AVERAGE HOUSEHOLD INCOME





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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