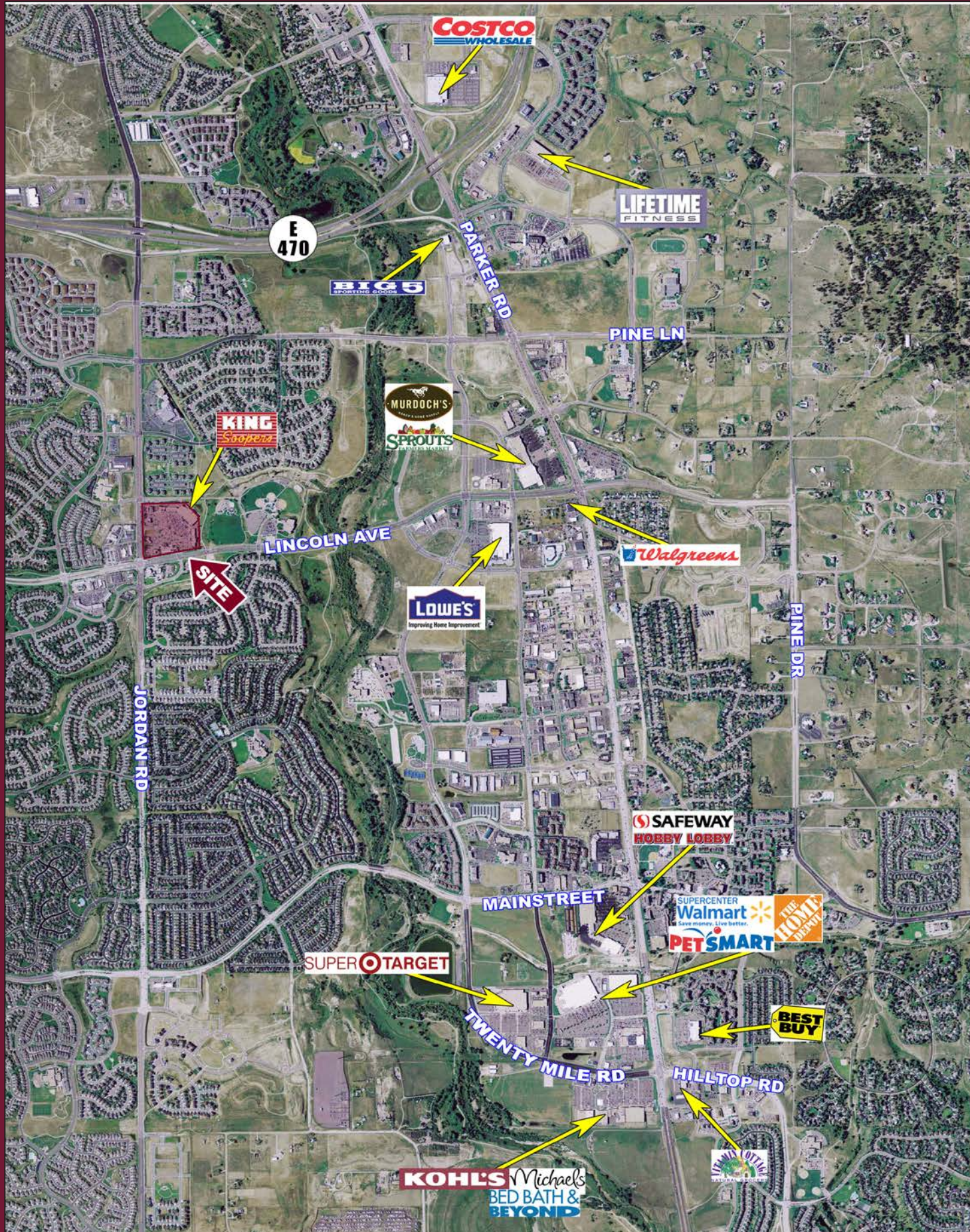


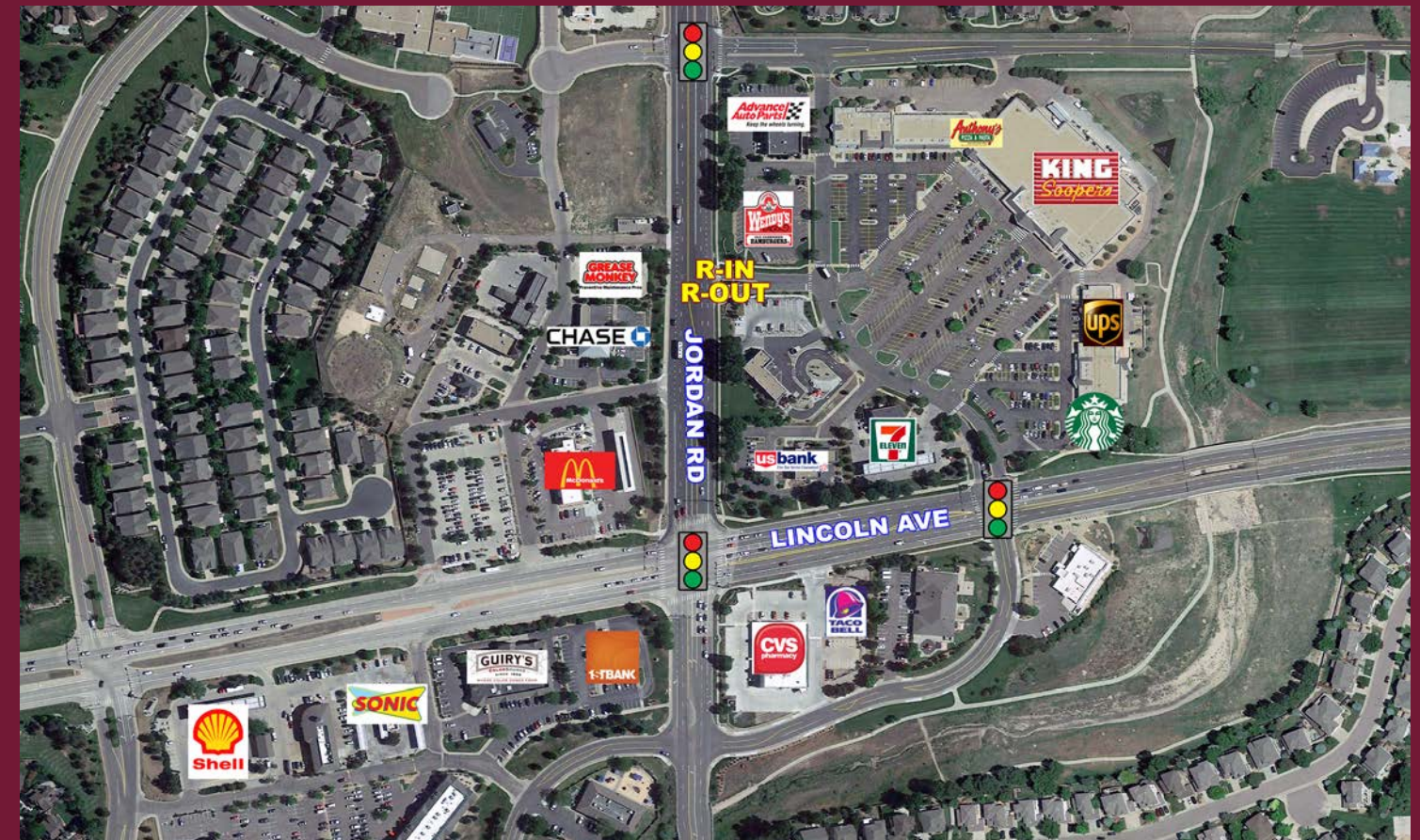
# CROSSING AT STONEGATE

LINCOLN AVENUE & JORDAN ROAD | PARKER, COLORADO



# CROSSING AT STONEGATE

LINCOLN AVENUE & JORDAN ROAD | PARKER, COLORADO



## INFORMATION

- Strong neighborhood grocery center with limited vacancy
- Located along 2 major thoroughfares: Lincoln Ave and Jordan Rd
- Great National, Regional and Local Co-Tenancy

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	17,097	60,261	119,095
Projected Population 2023	18,709	65,921	129,452
Avg. HH Inc.	\$124,626	\$118,696	\$133,270
Employees	3,014	30,069	87,578

Source: Allocate Data 2018

## TRAFFIC COUNTS

On Lincoln Ave west of Jordan Rd	36,586 cars/day
On Lincoln Ave east of Jordan Rd	34,152 cars/day
On Jordan Rd south of Aventura Pkwy	24,420 cars/day

Source: DRCOG 2015

5570 DTC Parkway, Suite 100 | Greenwood Village, CO 80111 | 303.534.0900 Fax: 303.831.1333 | www.sullivanhayes.com

**SullivanHayes**  
BROKERAGE  
**WEINGARTEN REALTY**

we are  
**RETAIL**  
A MEMBER OF  
**CHAINLINKS**  
RETAIL ADVISORS

AGENCY  
DISCLOSURE

**Courtney Key**

720.382.7514 | ckey@sullivanhayes.com

**Bryan Slaughter**

303.370.7459 | bslaughter@sullivanhayes.com



# Crossing at Stonegate



A0A New Asian Grill	2,632 SF	COE AVAILABLE	1,918 SF
A0B Subway	1,449 SF	C0F The UPS Store	1,542 SF
A0D Massage Envy	3,000 SF	C0G Showplace Kitchens	3,040 SF
A0F Anthony's Pizza & Pasta	2,226 SF	C0H Orange Theory Fitness	3,605 SF
BOA AVAILABLE	1,831 SF	C0K The Joint Chiropractic	912 SF
B0B LaCouture Dentist	1,868 SF	COL AVAILABLE	1,290 SF
B0C Cost Cutters	1,307 SF	C0M Starbucks	1,290 SF
B0D Berry Blendz	1,423 SF	C0N Noodles & Company	2,400 SF
B0G Jordan Wine & Spirits	5,461 SF	D0A King Soopers Supermarket	65,972 SF
C0A VIO Med Spa	1,577 SF	R0B Wendy's	
C0B L.A. Nails	1,198 SF	R0D U.S. Bank	
C0C Waxing the City	1,797 SF	R0E Seven Eleven	
C0D Deka Lash	1,300 SF		

**SullivanHayes**  
B R O K E R A G E

**WEINGARTEN REALTY**