

# FOR LEASE PHASE II

## THE SHOPS AT MERIDIAN RANCH

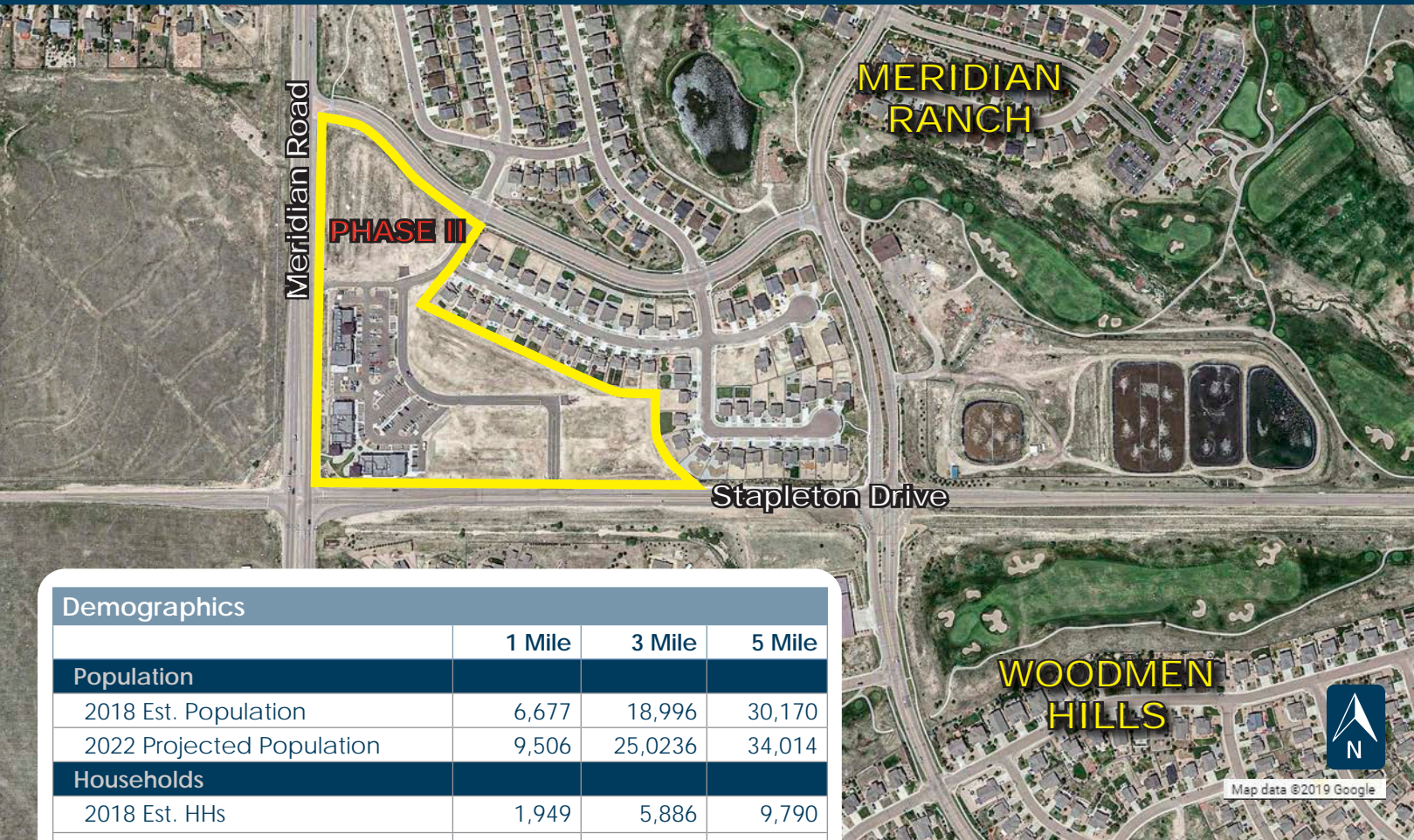
NE CORNER OF MERIDIAN ROAD & STAPLETON DRIVE, FALCON, CO 80831



# NOW LEASING PHASE II

## THE SHOPS AT MERIDIAN RANCH

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Demographics			
	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2018 Est. Population	6,677	18,996	30,170
2022 Projected Population	9,506	25,0236	34,014
<b>Households</b>			
2018 Est. HHs	1,949	5,886	9,790
2022 Projected HHs	2,871	7,767	11,075
2018 Est. Avg. HH Income	\$122,598	\$116,878	\$115,376
2022 Projected Avg. HH Income	\$131,593	\$124,263	\$124,590
<b>Population Growth</b>			
2017 - 2022	24.3%	22.7%	20.1%
2000 - 2010	242.8%	227.3%	154.9%
Drive Times			
	5 Min	10 Min	15 Min
2018 Est. Population	12,305	17,900	40,276
2022 Projected Population	13,362	23,644	44,535
2018 Est. HHs	3,670	5,478	13,302
2022 Projected HHs	4,064	7,275	14,822
2018 Est. Avg. HH Income	\$120,946	\$116,365	\$111,476
2022 Projected Avg. HH Income	\$130,278	\$123,498	\$115,308

Source: 2018 US Estimate, All Rights Reserved, Alteryx, Inc.

### JOIN THESE GREAT TENANTS:

- NANA'S KITCHEN
- MERIDIAN RANCH LIQUOR
- PAPA JOHN'S PIZZA
- JAK'S BREWING
- GET CLIPPED
- PURPLE TOAD
- NEXT GEAR MORTGAGE
- GEN-ED REAL ESTATE
- SPLASH BATH
- JUST FOR GRINS DENTAL
- MERIDIAN RANCH METRO DISTRICT



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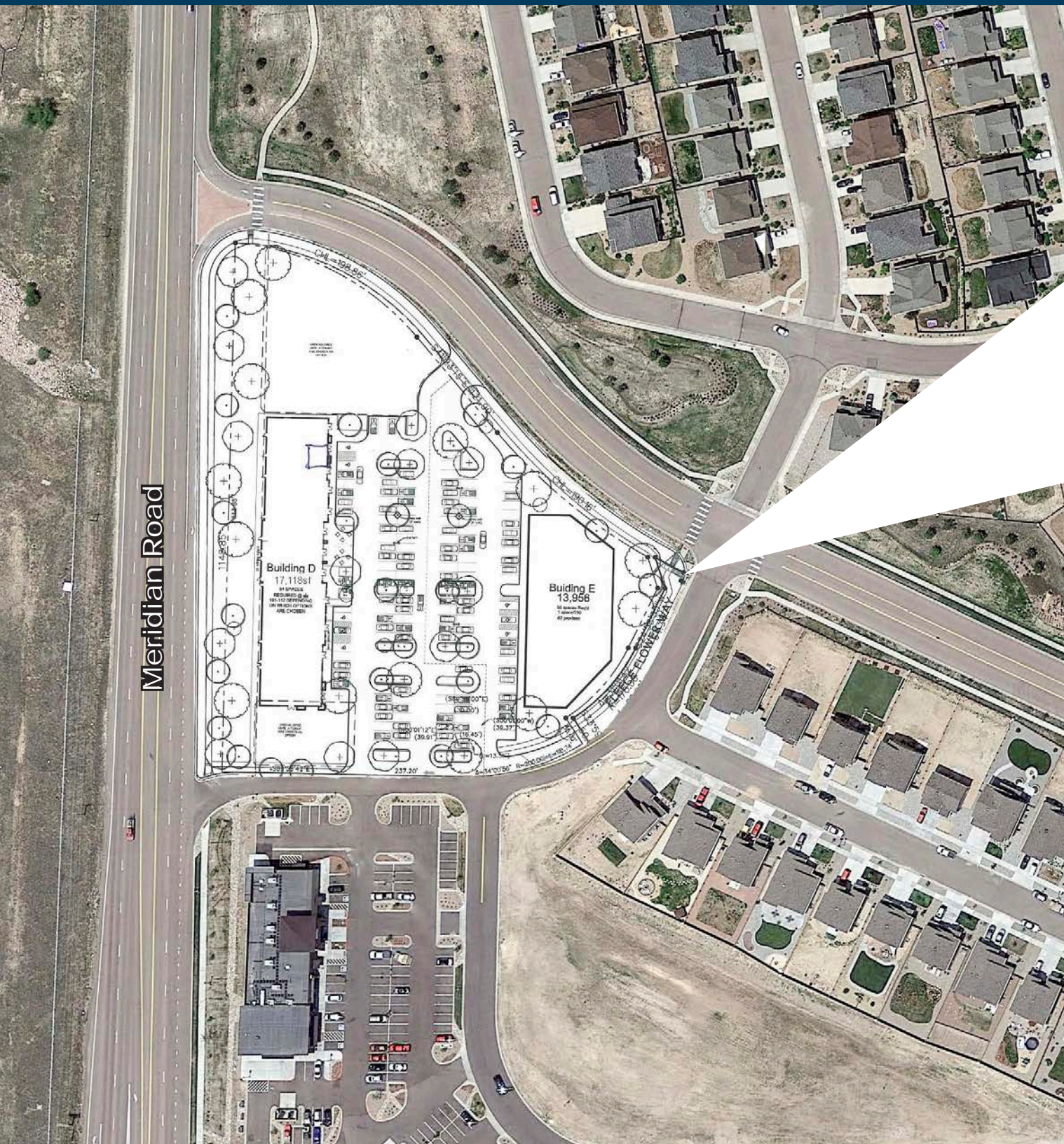
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- **BUILDING SIZE:** 17,118 SF
- **LEASE SPACE:** From 1,200 SF
- **LEASE RATE:** \$19.00/SF (INTERIOR SPACE)  
\$21.00/SF (END CAP SPACE)
- **ESTIMATED CAM:** \$7.59/SF
- **TENANT FINISH ALLOWANCE:**  
Smooth grey shell plus \$35.00/SF

Site #	RSF	Area	Dimensions	Notes
STE 178	1,283 RSF	Area	1275 SF 20' - 0"	
STE 172	1,900 RSF	Area	1889 SF 30' - 0"	
STE 166	1,208 RSF	Area	1201 SF 20' - 0"	
STE 160	916 RSF	Area	911 SF 15' - 0"	BAN BUSH
STE 154	917 RSF	Area	912 SF 15' - 0"	
STE 148	1717 RSF	Area	1708 SF 30' - 0"	LOCKPORT
STE 136	1773 RSF	Area	1763 SF 30' - 0"	TITO'S SUBSTITOS
STE 130	1,228 RSF	Area	1219 SF 20' - 0"	
STE 124	1,220 RSF	Area	1213 SF 20' - 0"	
STE 118	1,225 RSF	Area	1218 SF 20' - 0"	FALCON ANIMAL HOSPITAL
STE 112	1,213 RSF	Area	1206 SF 20' - 0"	ESPRESSO
STE 106	1,395 RSF	Area	1387 SF 23' - 0"	Omelets Etc Family Owned
STE 100	1,123 RSF	Area	1116 SF 17' - 3 1/2"	

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