

# HERITAGE HILLS SHOPPING CENTER

9227-9231 E. Lincoln Ave., Lone Tree, CO 80124

FOR LEASE



## PROPERTY DESCRIPTION

Rare shopping center vacancy in the heart of one of the most exciting & growing suburban high income neighborhoods in the United States.

## PROPERTY HIGHLIGHTS

- Rare retail space available
- Across the street from Sky Ridge Hospital and medical center
- Directly north of Lincoln Commons - a dynamic Target and Sprouts grocery, Mixed Use development with AT&T, Five Guys, Qdoba, Sprint, Sport Clips, Firehouse Subs, First Citizens Bank, Snooze, Garbanzo's, Supercuts and many more other well know retailers
- Join Safeway, McDonalds, 1st Bank, Subway, Taco Bell, Papa John's, Great Clips, Lure - an upscale spa & salon, and other tenants
- In the vicinity of numerous hotels, office buildings, businesses and the ever growing City of Lone Tree
- Extremely busy neighborhood center, vacancies are rare in this Shopping Center
- Down the street from the recently expanded 650,000 SF Charles Schwab campus and conference center and the new regional office for Kiewit
- Very high 1 - 5 Mile Household Incomes
- Adjacent to the expanding RidgeGate master planned mixed use community with 3,000+ new residents by 2023
- 3 new light rail stations planned for the surrounding Lone Tree area

## OFFERING SUMMARY

Building Size:	151,727 SF
Available SF:	1,664 SF
Lease Rate:	\$32.00 SF/yr (NNN)



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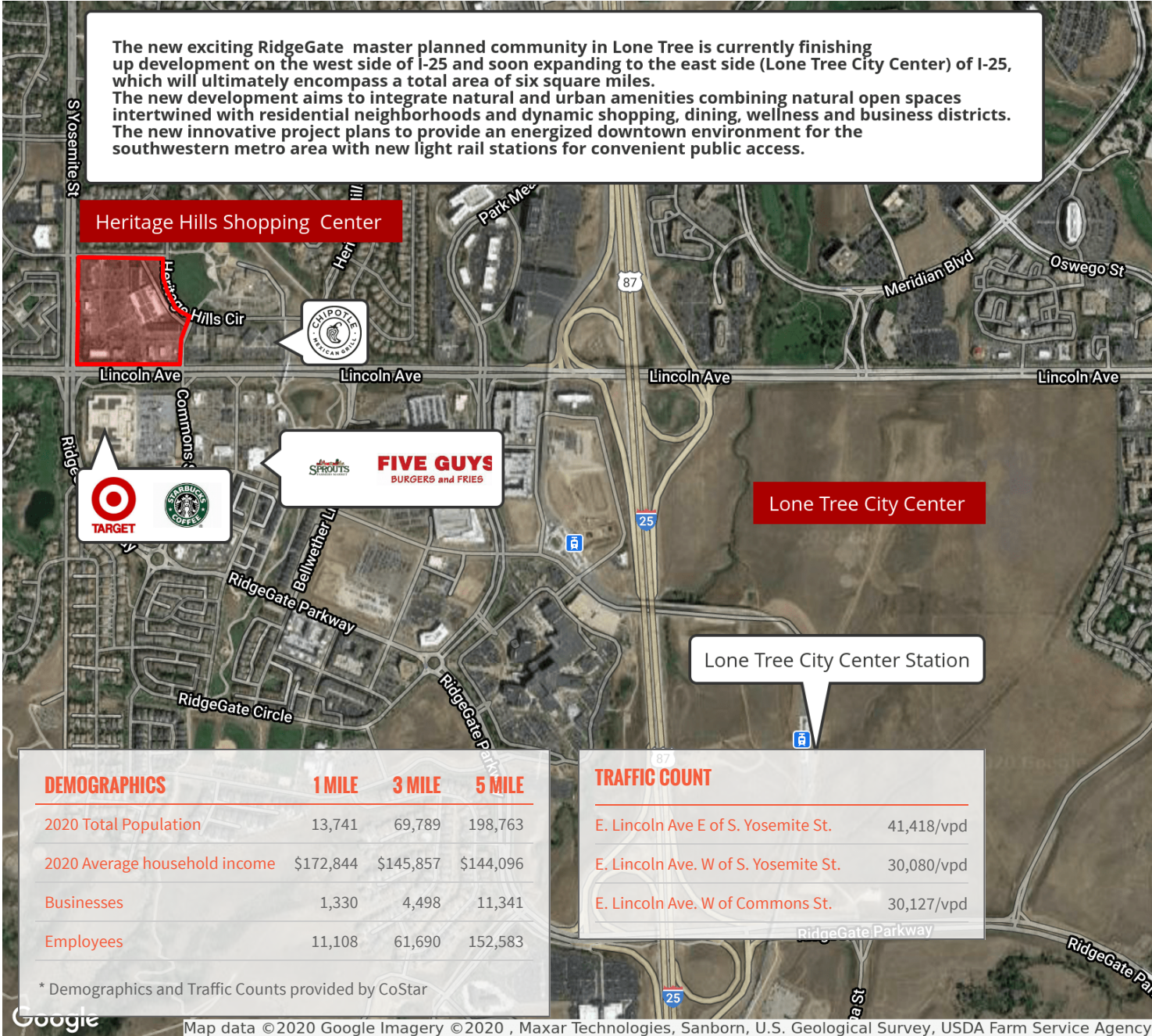
**ANTONOFF**  
& CO. BROKERAGE INC.

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The new exciting RidgeGate master planned community in Lone Tree is currently finishing up development on the west side of I-25 and soon expanding to the east side (Lone Tree City Center) of I-25, which will ultimately encompass a total area of six square miles. The new development aims to integrate natural and urban amenities combining natural open spaces intertwined with residential neighborhoods and dynamic shopping, dining, wellness and business districts. The new innovative project plans to provide an energized downtown environment for the southwestern metro area with new light rail stations for convenient public access.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Total Population	13,741	69,789	198,763
2020 Average household income	\$172,844	\$145,857	\$144,096
Businesses	1,330	4,498	11,341
Employees	11,108	61,690	152,583

\* Demographics and Traffic Counts provided by CoStar

TRAFFIC COUNT	
E. Lincoln Ave E of S. Yosemite St.	41,418/vpd
E. Lincoln Ave. W of S. Yosemite St.	30,080/vpd
E. Lincoln Ave. W of Commons St.	30,127/vpd

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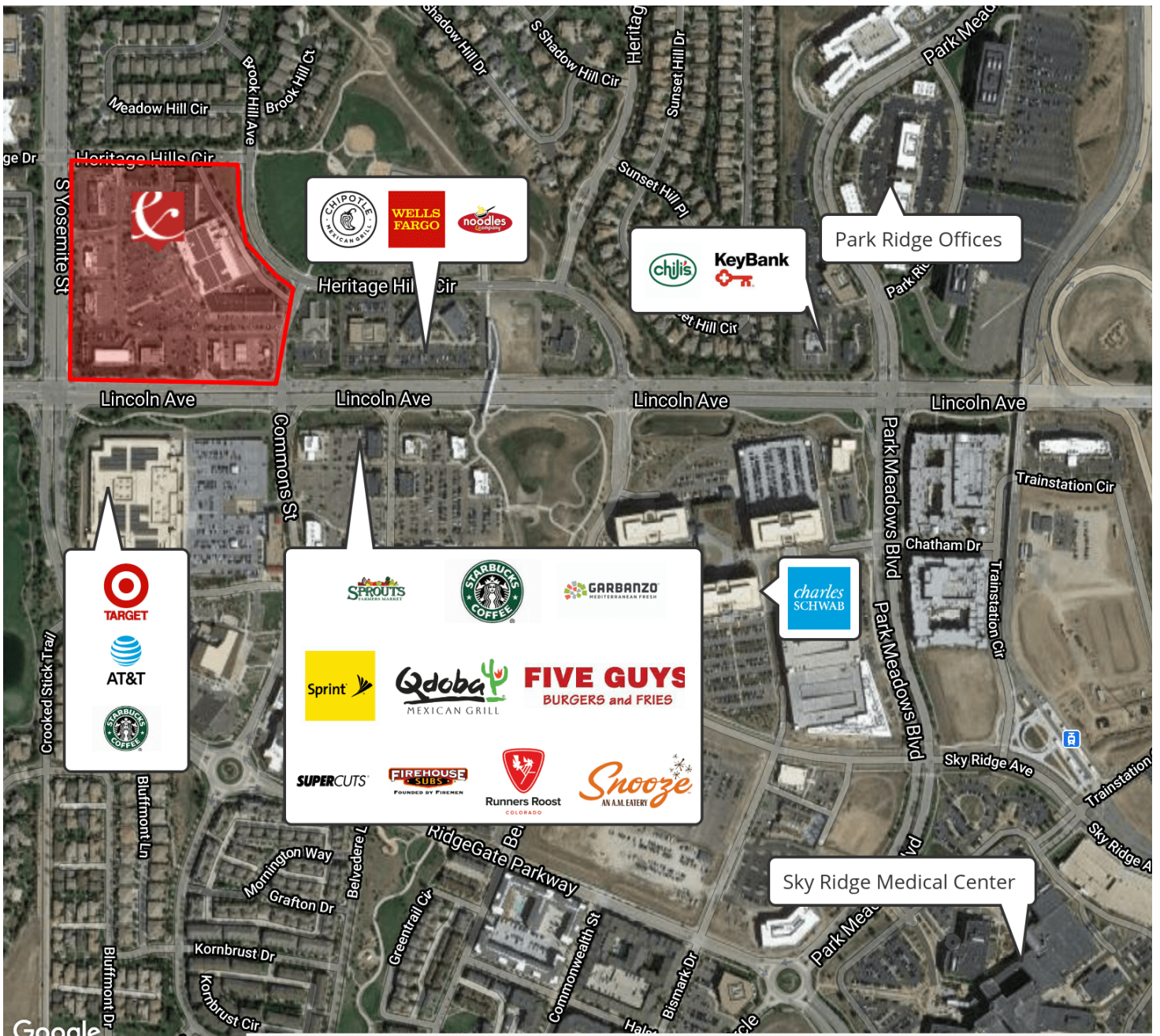
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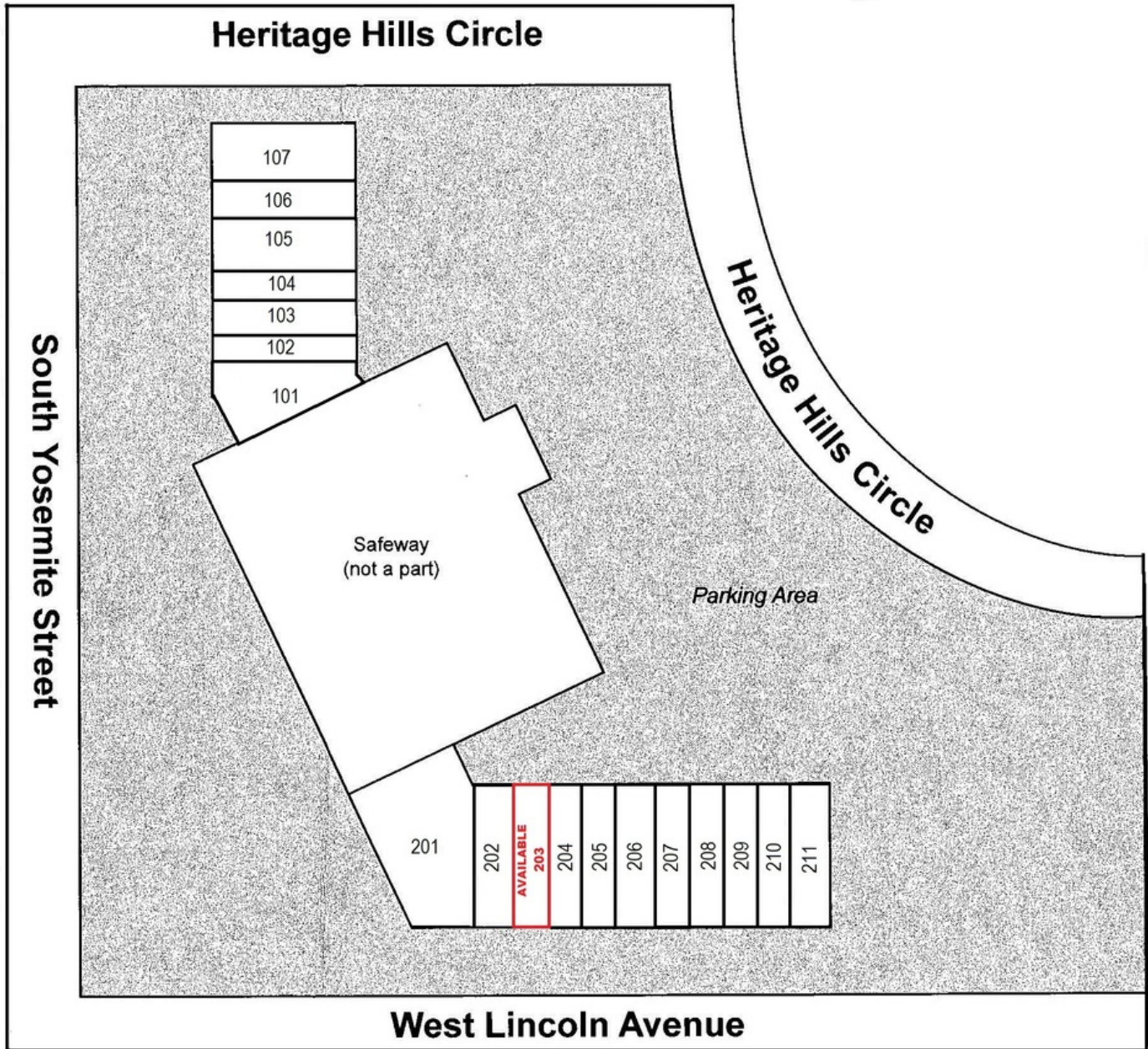
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Site Plan Not To Scale

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