

FOR LEASE

Park Meadows Multi-Tenant Opportunity

SEC County Line Rd & Yosemite St | Lone Tree, CO



Overview

AVAILABLE	New 10,500 SF multi-tenant building
RATE	Contact Broker for Pricing

Description

- High visibility location in the Park Meadows Trade Area
- Outstanding views of the Front Range
- Excellent traffic counts and retail co-tenancy
- Multi-tenant opportunity
- Close proximity to I-25

About Park Meadows Mall

- Colorado's largest two-level, enclosed shopping center with outdoor lifestyle feature and a super-regional draw Anchors: Nordstrom, Dillard's, Macy's, JCPenney, Dick's Sporting Goods
- \$575 PSF and 1,572,340 SF GLA
- Park Meadows employs roughly 5,000 people part time and full time

Demographics

	1 MILE	3 MILE	5 MILE
Current Population	7,169	78,500	205,889
HH Estimate	2,997	31,839	80,570
Average HH Income	\$116,934	\$125,884	\$124,299
Daytime Population	22,647	120,487	214,328

Year: 2016 | Source: Esri

Traffic Counts

County Line Rd: w/o Yosemite St	31,821 VPD
County Line Rd: e/o Yosemite St	34,534 VPD
Yosemite St: n/o County Line Rd	15,616 VPD
I-25: s/o County Line Rd	178,000 VPD

Year: 2014 | Source: DRCOG

Contact

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Park Meadows
\$575 PSF
1,572,340 GLA

SITE

Centennial Promenade

215,119 VPD

34,534 VPD

101,215 VPD

S. Yosemite St 15,616 VPD

S. Chester St 13,794 VPD

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	1 mile	3 miles	5 miles
Population			
2000 Population	6,234	63,232	146,967
2010 Population	6,914	72,469	188,233
2016 Population	7,169	78,500	205,889
2021 Population	7,637	83,524	221,464
2000-2010 Annual Rate	1.04%	1.37%	2.51%
2010-2016 Annual Rate	0.58%	1.29%	1.44%
2016-2021 Annual Rate	1.27%	1.25%	1.47%
2016 Male Population	50.3%	49.5%	49.1%
2016 Female Population	49.7%	50.5%	50.9%
2016 Median Age	38.8	39.3	38.7
Households			
2000 Households	2,293	23,520	53,493
2010 Households	2,911	29,366	73,801
2016 Total Households	2,997	31,839	80,570
2021 Total Households	3,183	33,948	86,817
2000-2010 Annual Rate	2.42%	2.24%	3.27%
2010-2016 Annual Rate	0.47%	1.30%	1.41%
2016-2021 Annual Rate	1.21%	1.29%	1.50%
2016 Average Household Size	2.39	2.44	2.53
Housing Units			
2016 Total Housing Units	3,103	33,058	84,366
2016 Owner Occupied Housing Units	2,069	20,728	55,964
2016 Renter Occupied Housing Units	928	11,111	24,606
2016 Vacant Housing Units	106	1,219	3,796
Race and Ethnicity			
2016 White Alone	88.4%	86.0%	86.0%
2016 Black Alone	1.7%	2.1%	2.1%
2016 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2016 Asian Alone	3.8%	6.6%	6.7%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Hispanic Origin (Any Race)	8.7%	8.2%	8.0%
Income			
2016 Median Household Income	\$92,131	\$96,114	\$96,991
2016 Average	\$116,934	\$125,884	\$124,299
Per Capita Income	\$48,243	\$50,999	\$48,913
2016 Population 25+ by Educational Attainment			
Total	4,993	53,960	139,112
High School Graduate	10.9%	9.3%	10.1%
GED/Alternative Credential	0.7%	1.4%	1.4%
Some College, No Degree	20.4%	18.1%	17.7%
Associate Degree	5.2%	5.8%	6.3%
Bachelor's Degree	37.0%	40.1%	39.1%
Graduate/Professional Degree	23.9%	23.3%	23.3%
Data for all businesses in area			
Total Businesses:	1,098	7,198	13,550
Total Employees:	22,647	120,487	214,328
Total Residential Population:	7,169	78,500	205,889
Employee/Residential Population Ratio:	3.16:1	1.53:1	1.04:1