



SCHWAB CAMPUS RETAIL

NWC PARK MEADOWS DR.
& SKY RIDGE AVE.

LONE TREE, CO 80124

17,000+ SF of New In-Line Retail Available
FOR LEASE



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The information contained herein has been obtained from sources we deem reliable. While we have no reason to doubt its accuracy, we do not guarantee it.

SITE INFORMATION



- Over 17,000 SF of new ground floor, in-line retail available in the 47 acre Charles Schwab Lone Tree Campus
- Over 3,200 Charles Schwab employees on campus
- 24,000 SF of conference rooms on top floor
- Some of the highest household incomes in the metro area within a 3 mile radius
- Contact Broker for pricing
- Proposed uses: Restaurant, fitness, salon, medical
- Estimated Q2 2019 delivery
- NNN: \$7.00/SF

DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population:	7,820	52,500	184,138
Avg. HH Income:	\$155,668	\$139,817	\$134,928
Daytime Population:	12,041	88,431	234,177

ESRI 2017 Estimates

TRAFFIC COUNTS

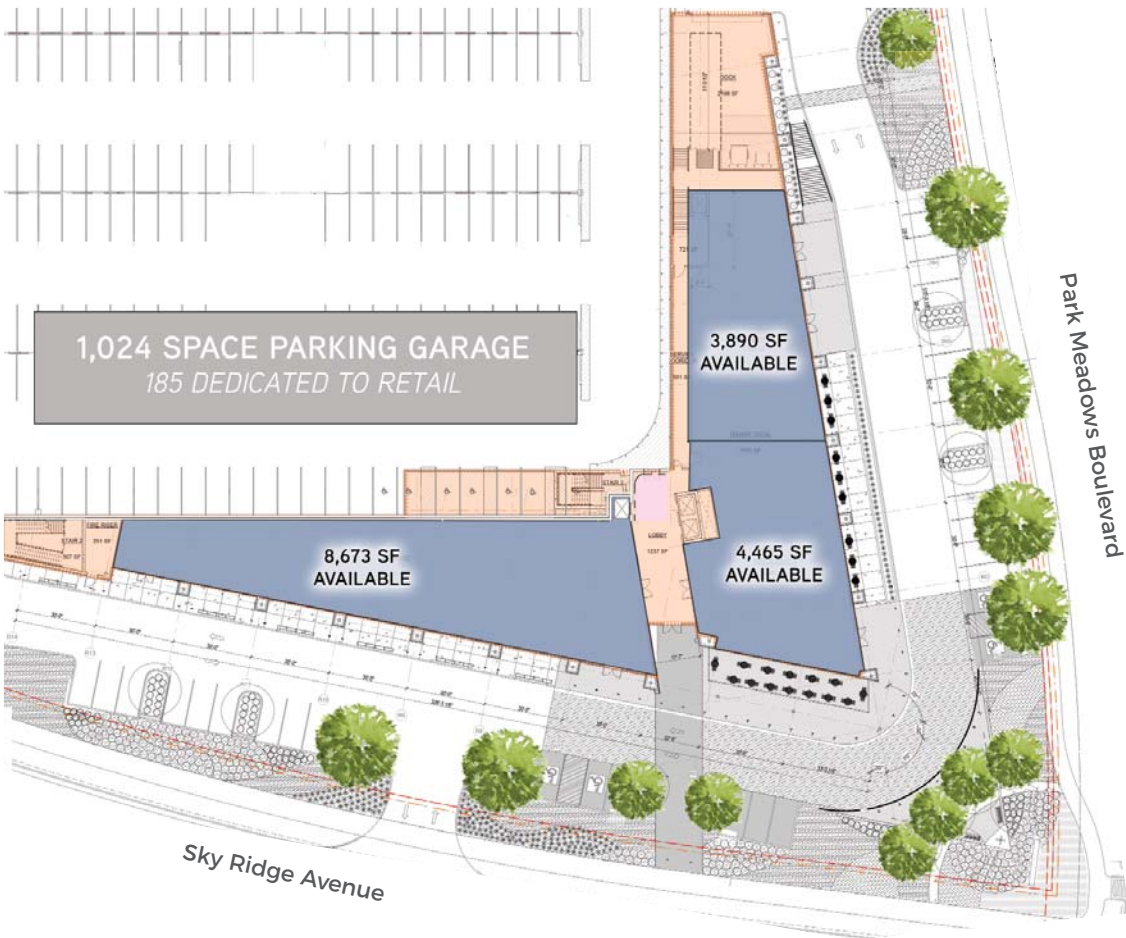


Lincoln Avenue West of Park Meadows Drive:	19,443 VPD
Lincoln Avenue East of Park Meadows Drive:	44,470 VPD
I-25 North of Lincoln Avenue:	95,826 VPD
I-25 South of Lincoln Avenue:	130,281 VPD

MPSI 2015/2016 Estimates



PROPOSED SITE PLAN



Birds Eye View Looking South

Birds Eye View Looking North

