

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



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.



Colliers
INTERNATIONAL

JAY LANDT
303 283 4569
jay.landt@colliers.com

LISA VELA
303 283 4575
lisa.vela@colliers.com

COLLIERS INTERNATIONAL
4643 S. ULSTER ST. | SUITE 1000
DENVER, CO 80237

WWW.COLLIERS.COM

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: \$8.50/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

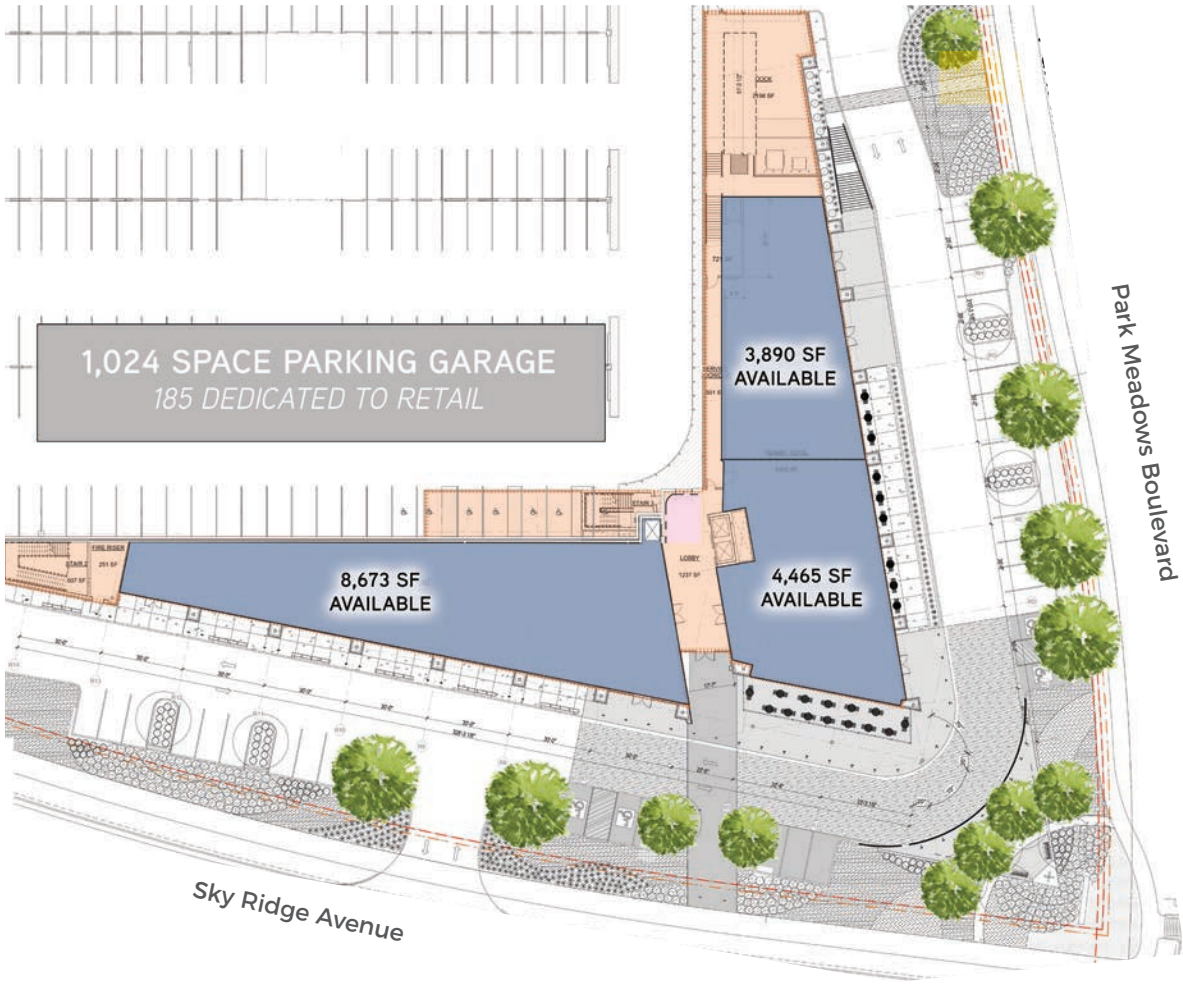


Lincoln Avenue West of Park Meadows Drive:	19,443 VPD
Lincoln Avenue East of Park Meadows Drive:	44,470 VPD
I-25 North of Lincoln Avenue:	95,826 VPD
I-25 South of Lincoln Avenue:	130,281 VPD

MPSI 2015/2016 Estimates



PROPOSED SITE PLAN



Birds Eye View Looking South

Birds Eye View Looking North

