



# LONE TREE VILLAGE

## Retail Space For Lease in New King Soopers Marketplace Shopping Center

RidgeGate East | Central Village Couplet District | Lone Tree, Colorado

DEVELOPED BY:  
**Regency  
Centers.**



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# PROPERTY OVERVIEW

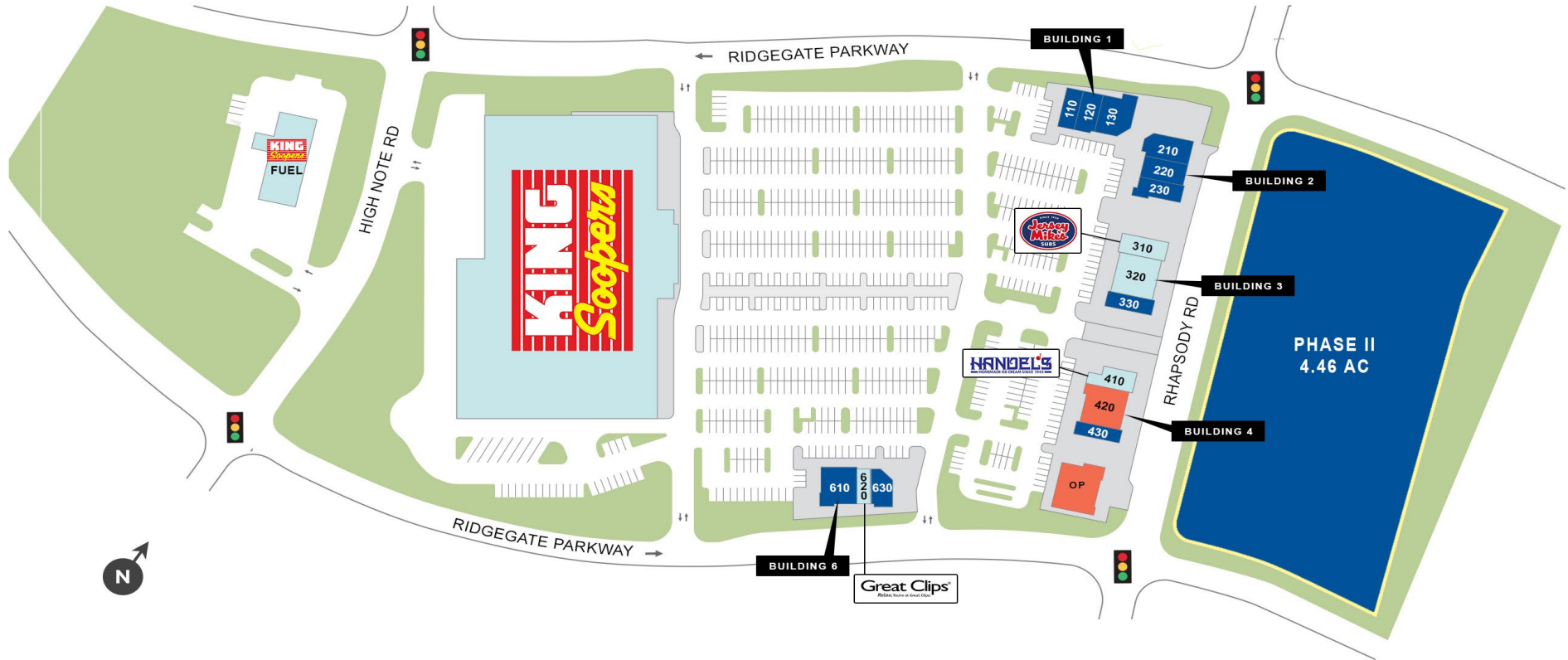
*A King Soopers–anchored shopping center serving retail & dining needs for the growing RidgeGate East community*

- **King Soopers and Shop Space Under Construction Now!**
- King Soopers anticipated opening 2Q 2027
- Shop space delivered 3Q this year
- Center Size: 158,114 SF
- 29,190 vpd on RidgeGate Parkway and more than 200,000 vpd on I-25 at RidgeGate Parkway

|                                                                                                               | 3-Mile Radius | 5-Mile Radius | 10-Minute Drive |
|---------------------------------------------------------------------------------------------------------------|---------------|---------------|-----------------|
| Population                 | 53,798        | 162,378       | 64,530          |
| Total Daytime Population   | 60,519        | 206,813       | 75,537          |
| Average Household Income   | \$181,246     | \$169,340     | \$167,981       |
| Median Home Value          | \$654,467     | \$641,217     | \$632,236       |
| Bachelor's Degree & Above  | 68.4%         | 63.7%         | 64.3%           |



# SITE PLAN



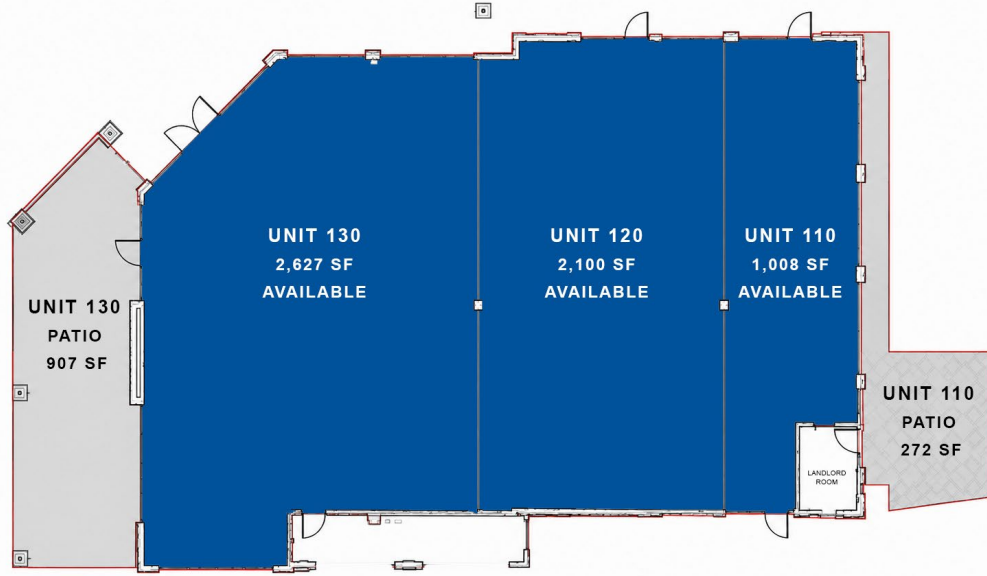
| SUITE             | SF    | AVAILABILITY |
|-------------------|-------|--------------|
| <b>BUILDING 1</b> |       |              |
| 110               | 1,008 | Available    |
| 120               | 2,100 | Available    |
| 130               | 2,627 | Available    |
| <b>BUILDING 2</b> |       |              |
| 210               | 2,370 | Available    |
| 220               | 1,801 | Available    |
| 230               | 1,857 | Available    |

| SUITE             | SF    | AVAILABILITY                |
|-------------------|-------|-----------------------------|
| <b>BUILDING 3</b> |       |                             |
| 310               | 1,234 | Jersey Mike's               |
| 320               | 4,251 | Blue Sky Nails              |
| 330               | 1,658 | Available                   |
| <b>BUILDING 4</b> |       |                             |
| 410               | 1,760 | Handel's Homemade Ice Cream |
| 420               | 3,356 | Deal Pending (Dental)       |
| 430               | 1,171 | Available                   |

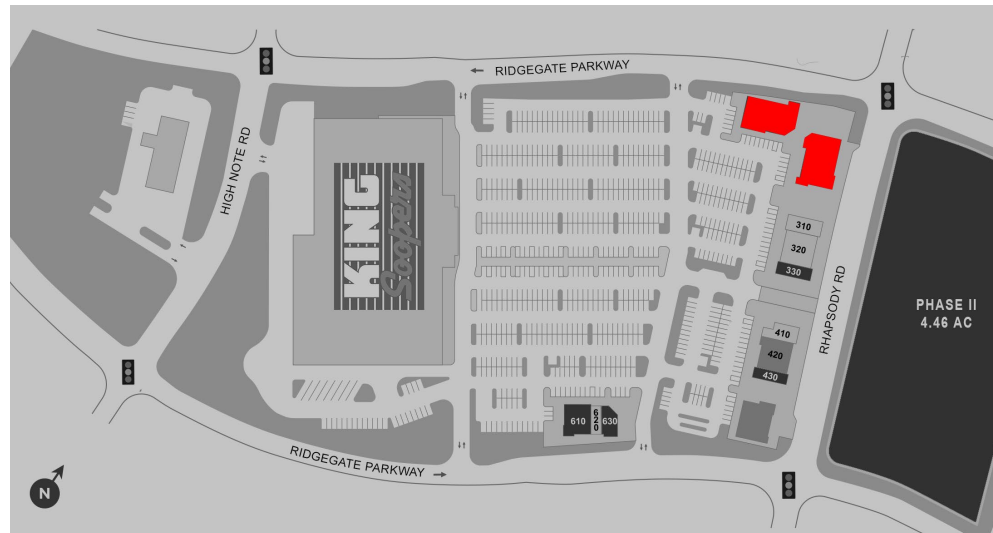
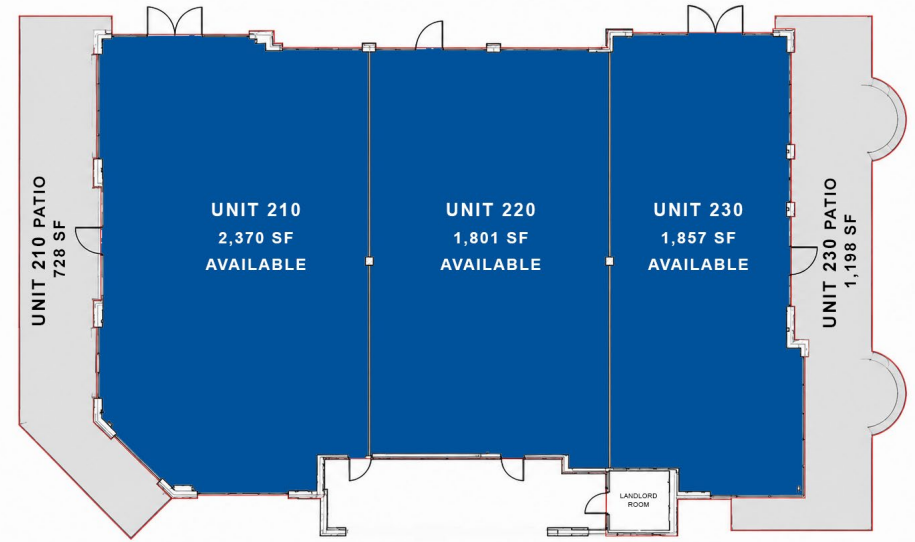
| SUITE             | SF      | AVAILABILITY        |
|-------------------|---------|---------------------|
| <b>BUILDING 6</b> |         |                     |
| 610               | 2,967   | Available           |
| 620               | 910     | Great Clips         |
| 630               | 1,651   | Available           |
| <b>OUT PARCEL</b> |         |                     |
| OP                | 0.10 AC | Deal Pending (Bank) |

# BUILDINGS 1 & 2

BUILDING 1: 5,833 SF



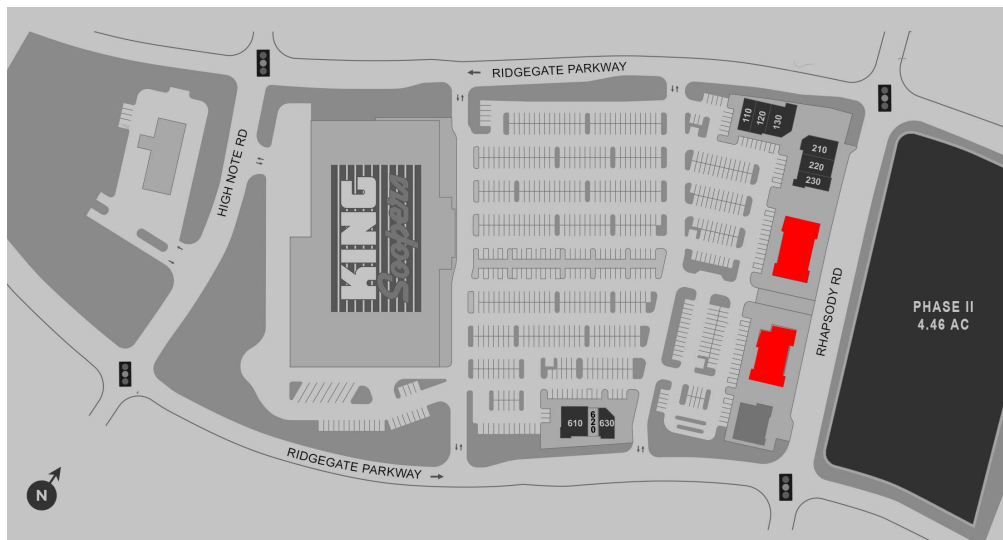
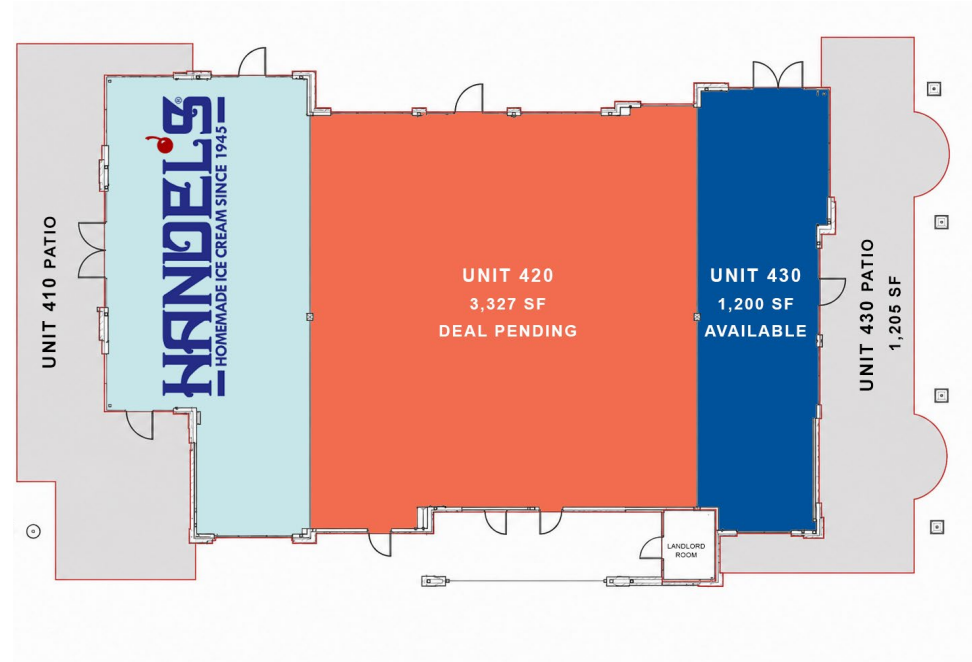
BUILDING 2: 6,128 SF



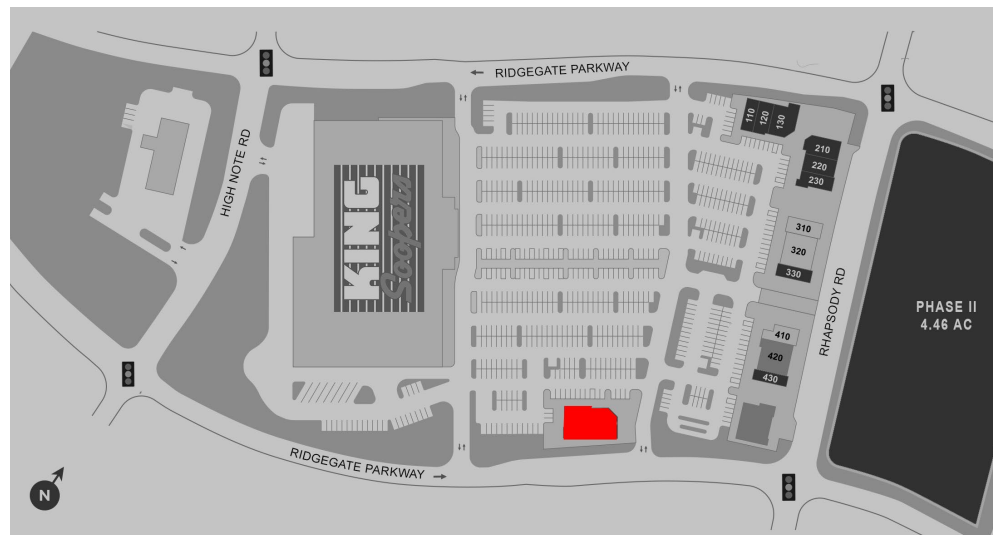
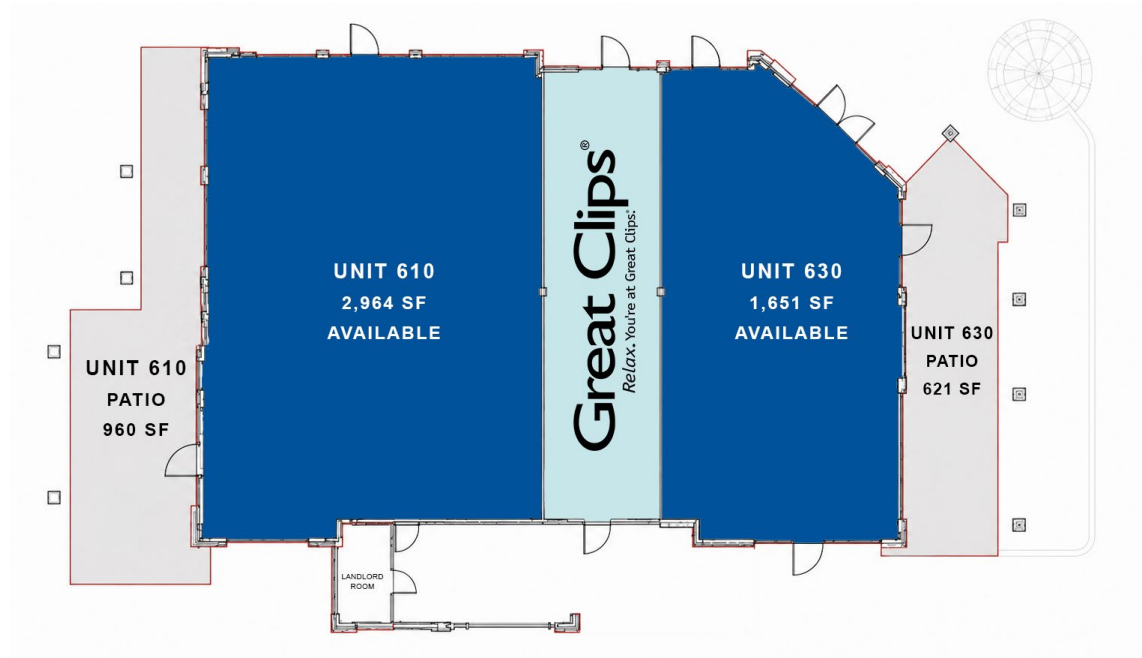
BUILDING 3: 7,225



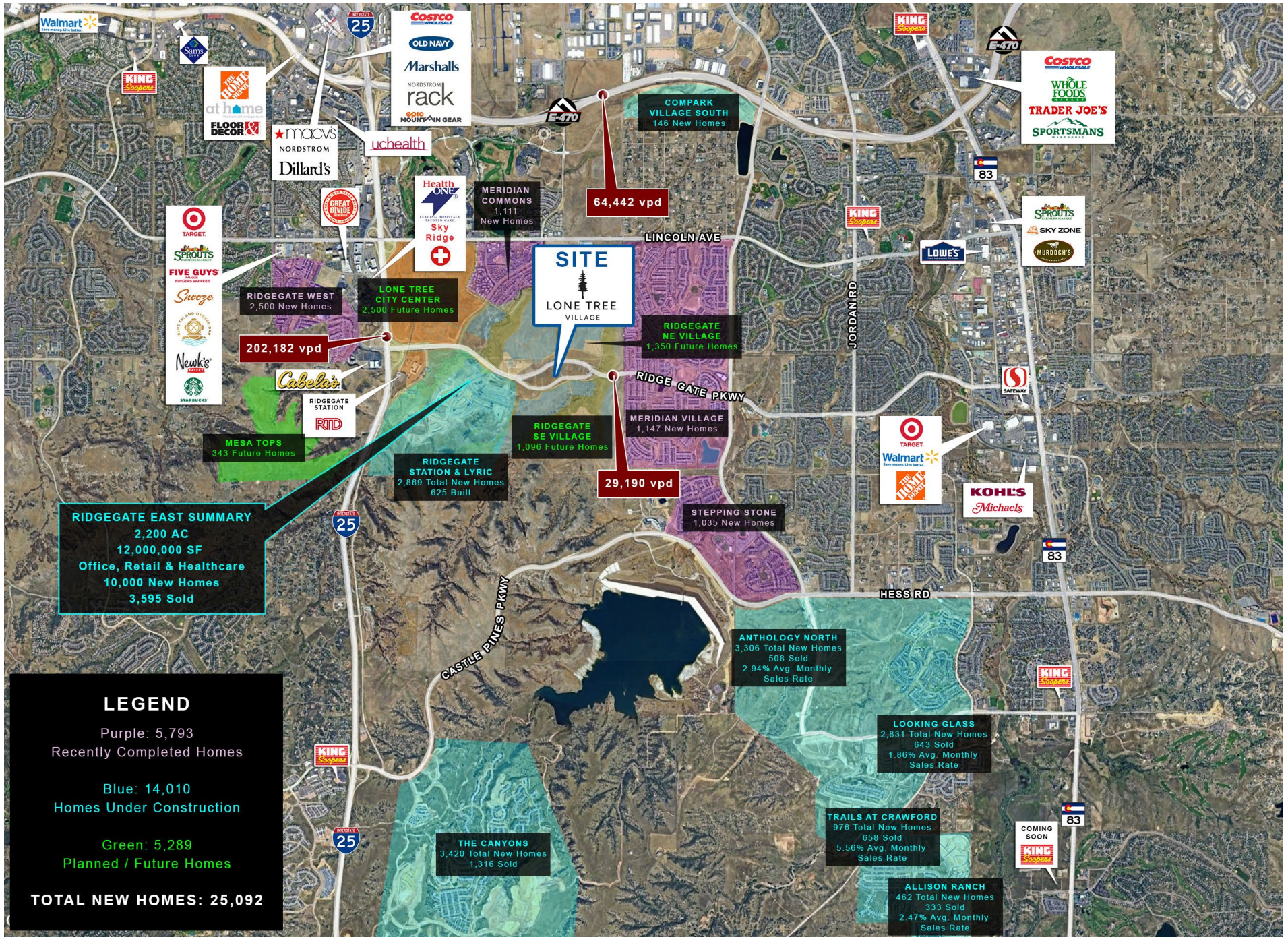
BUILDING 4: 6,381 SF



BUILDING 6: 5,620 SF



# TRADE AREA & DEVELOPMENT



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