LONE TREE VILLAGE

Retail Space For Lease in New King Soopers Marketplace Shopping Center

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

CROSBIE REAL ESTATE GROUP

Rhonda Coy
720-287-6866
rcoy@creginc.com

Scott Steputis
720-287-6868
step@creginc.com

Isabella Busnardo
720-598-6045
isabellab@creginc.com

2795 Speer Boulevard #10
Denver, CO 80211
www.creginc.com

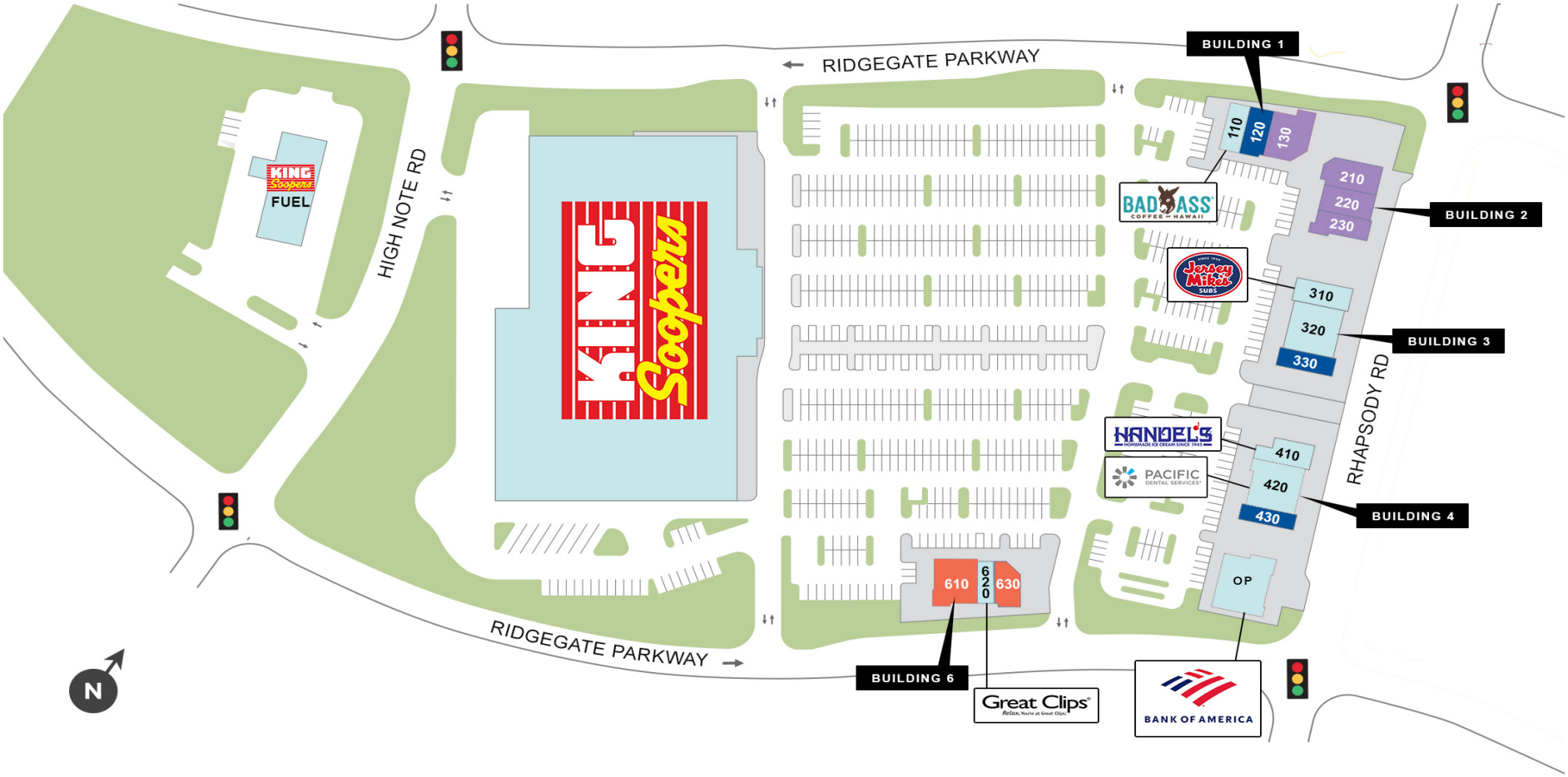
PROPERTY OVERVIEW

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

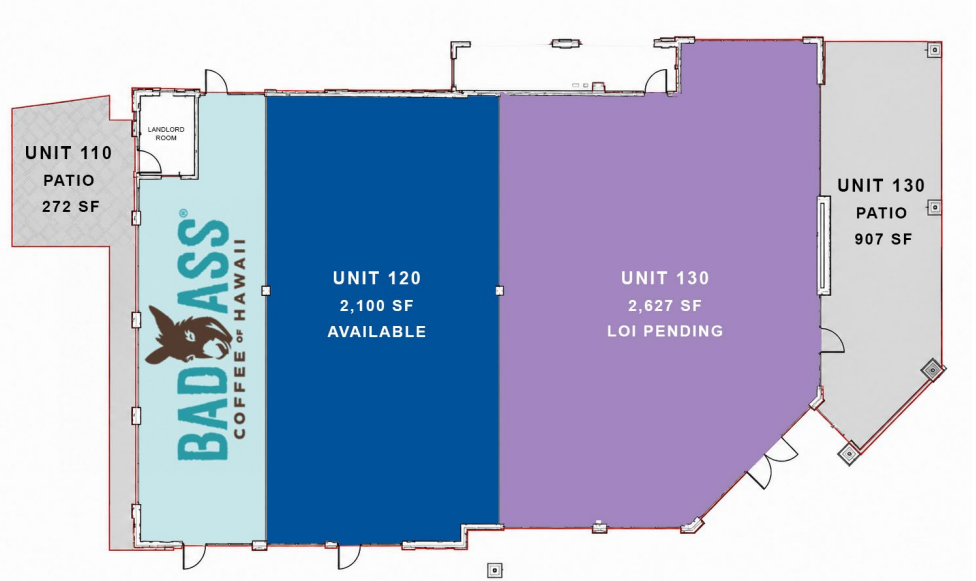


SUITE	SF	AVAILABILITY
BUILDING 1		
110	1,008	Bad Ass Coffee
120	2,100	**Available**
130	2,627	LOI Pending
BUILDING 2		
210	2,370	LOI Pending
220	1,801	LOI Pending
230	1,857	LOI Pending

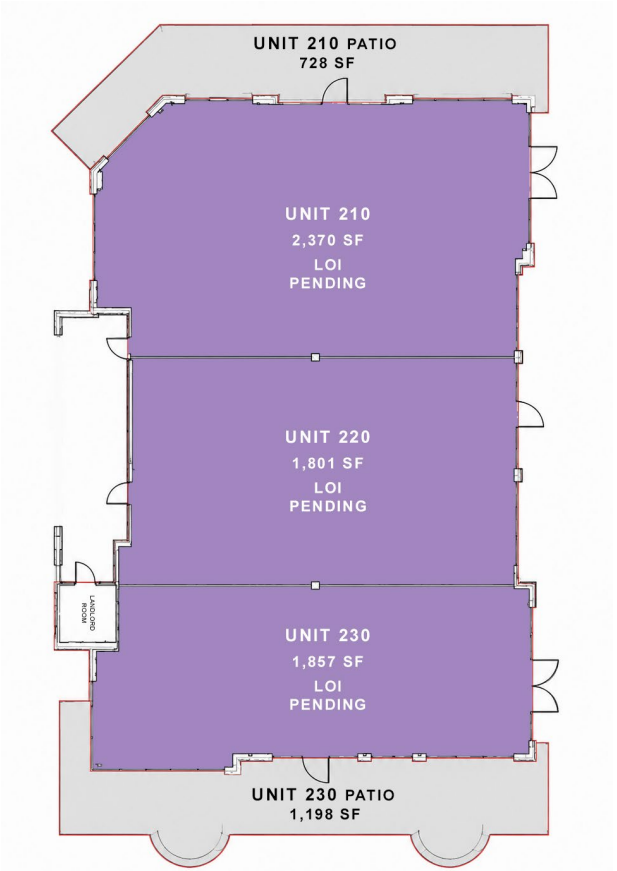
SUITE	SF	AVAILABILITY
BUILDING 3		
310	1,234	Jersey Mike's
320	4,251	Blue Sky Nails
330	1,658	**Available**
BUILDING 4		
410	1,760	Handel's Homemade Ice Cream
420	3,356	Pacific Dental
430	1,171	**Available**

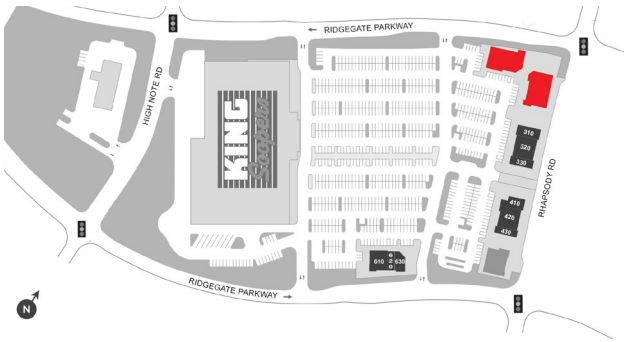
SUITE	SF	AVAILABILITY
BUILDING 6		
610	2,967	Deal Pending (Pizza)
620	910	Great Clips
630	1,651	Deal Pending (Asian QSR)
OUT PARCEL		
OP	0.10 AC	Bank of America

BUILDING 1: 5,833 SF

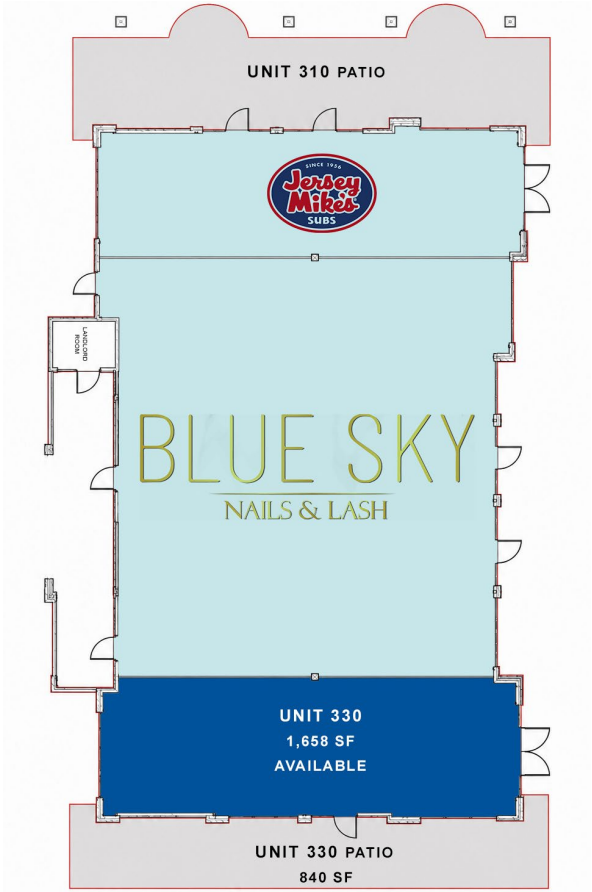


BUILDING 2: 6,128 SF

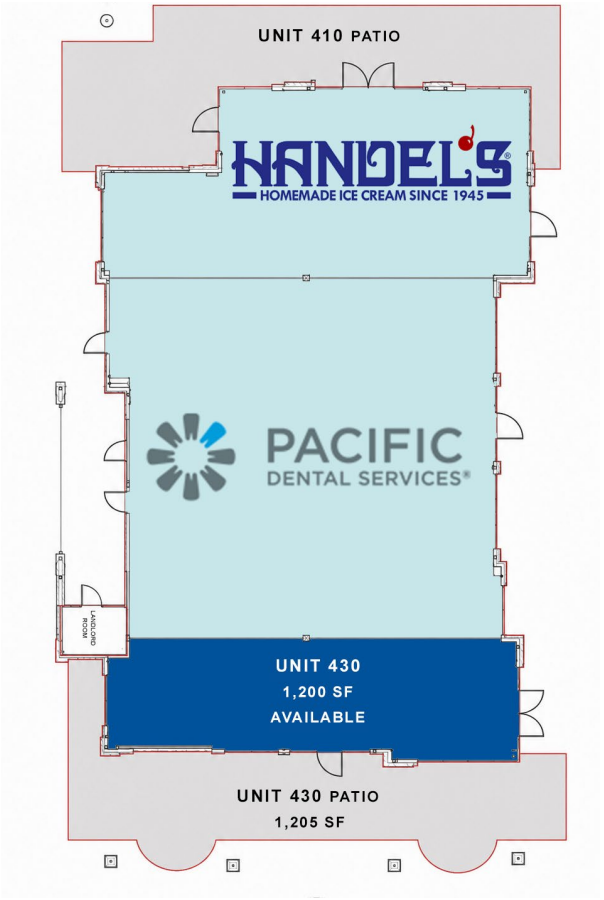


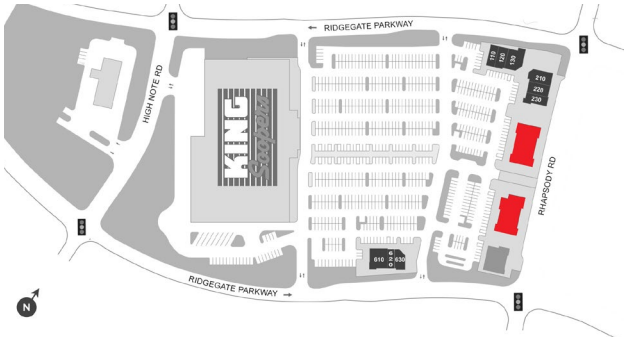


BUILDING 3: 7,225 SF

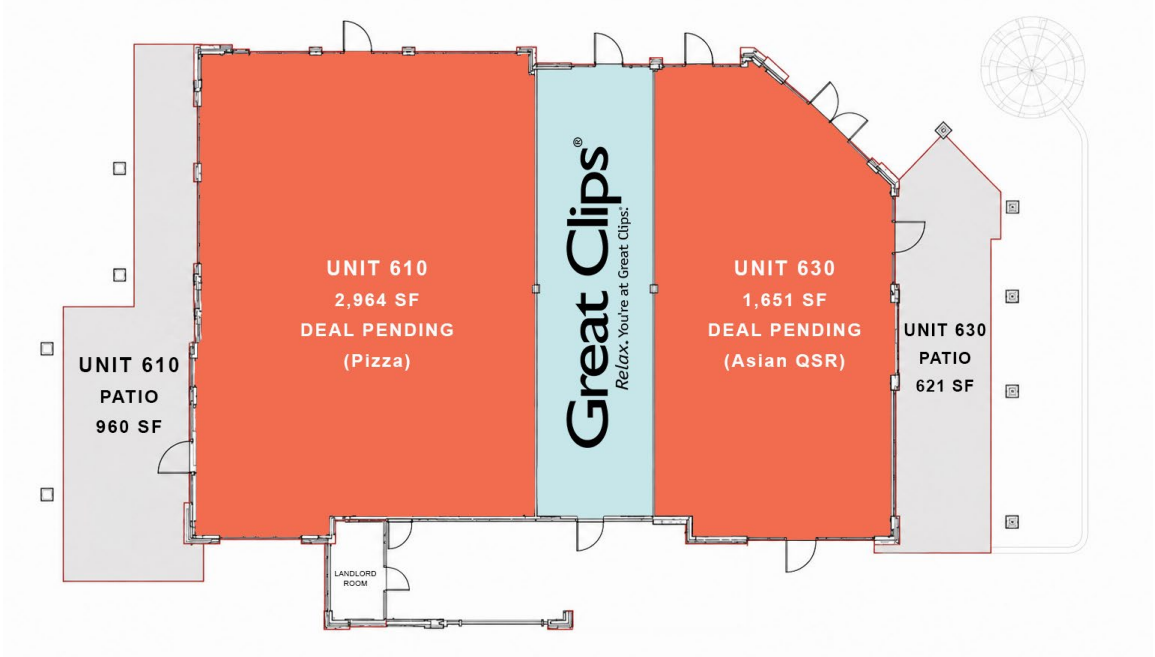


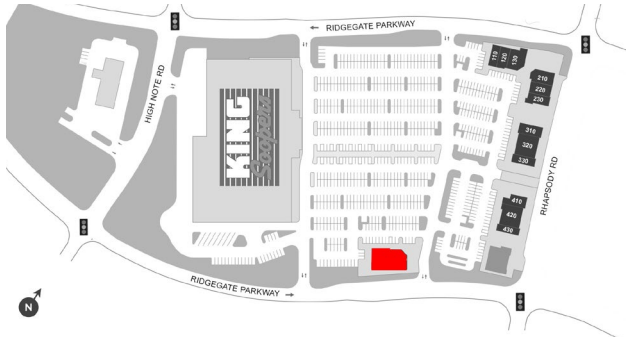
BUILDING 4: 6,381 SF



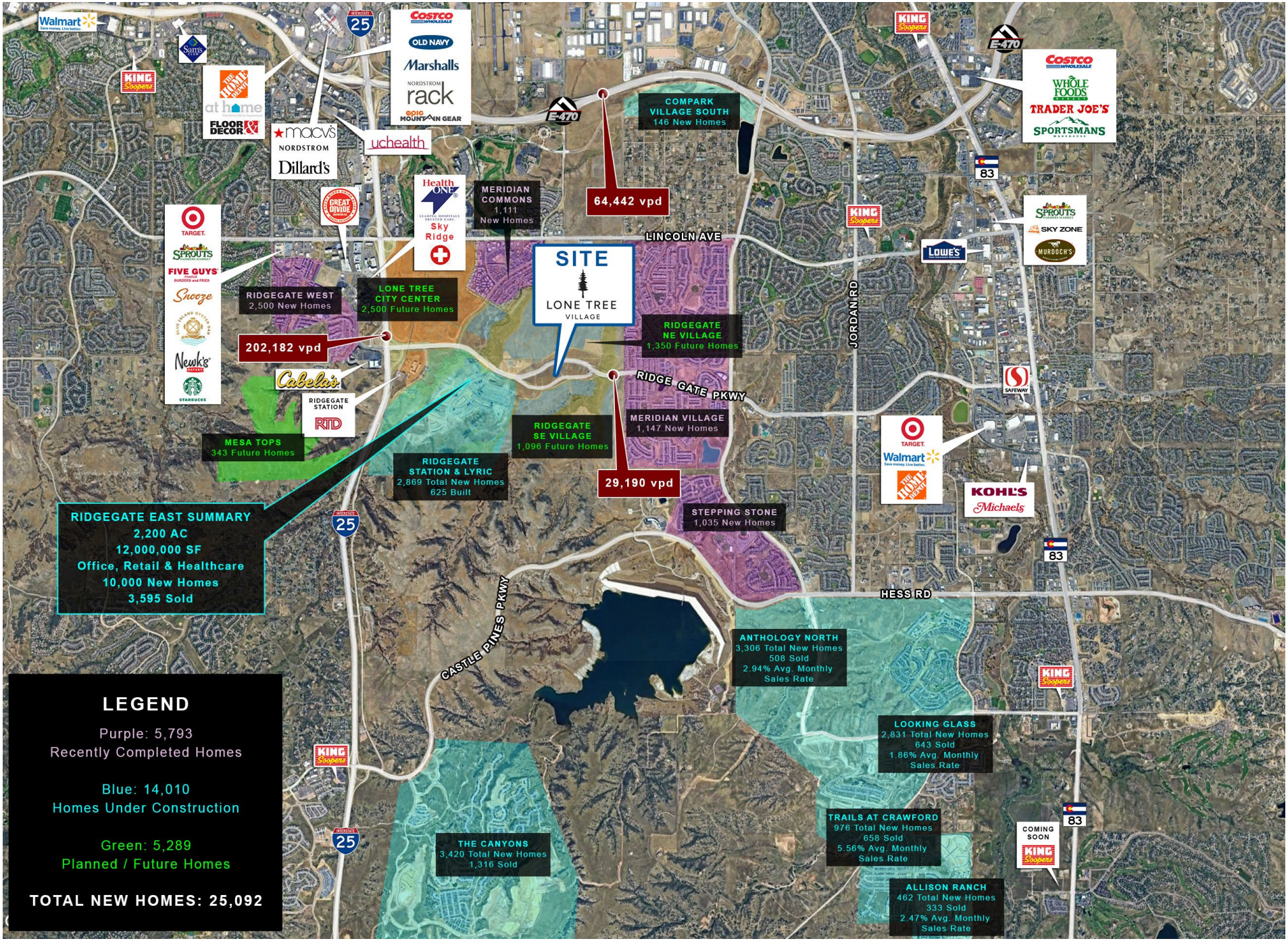


BUILDING 6: 5,620 SF





TRADE AREA & DEVELOPMENT



DEVELOPED BY:

Regency Centers.

RETAIL SPACE INQUIRIES:

Rhonda Coy
720-287-6866
rcoy@creginc.com

Scott Steputis
720-287-6868
step@creginc.com

Isabella Busnardo
720-598-6045
isabellab@creginc.com

CROSBIE REAL ESTATE GROUP

2795 Speer Boulevard #10 Denver, CO 80211 www.creginc.com