

TRADE AREA DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	8,624	67,102	190,126
Average HH Income	\$121,379	\$117,416	\$117,792
Businesses	932	5,719	13,096
Employees	16,216	93,299	182,967

Source: Applied Geographic Solutions, 2014 Estimates

TRAFFIC COUNTS

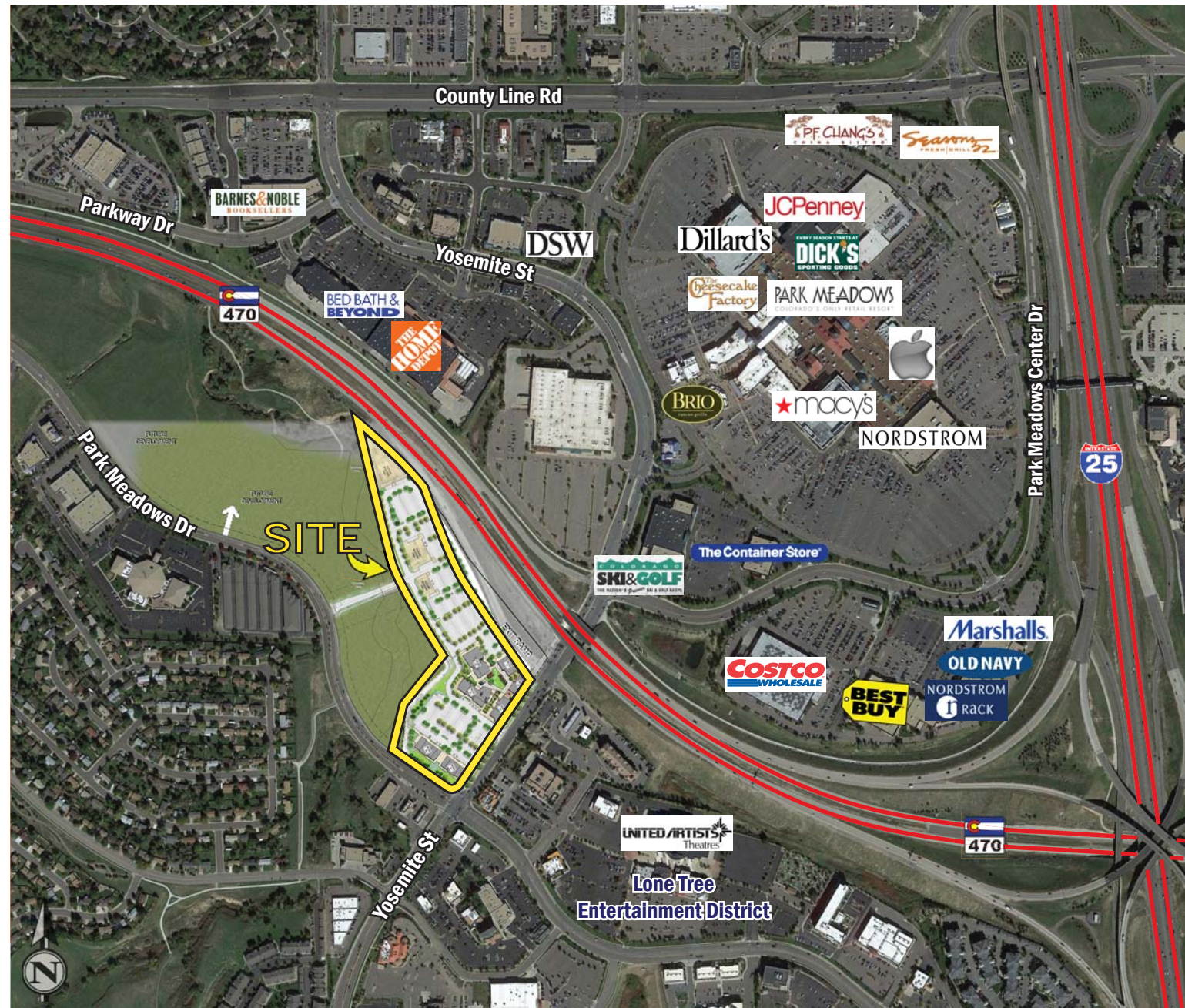
On C-470 west of Yosemite Street	107,000 Cars/day
On Yosemite St north of Park Meadows Dr	28,994 Cars/day
On Yosemite St south of Park Meadows Dr	28,920 Cars/day
On Park Meadows Dr east of Yosemite St	15,582 Cars/day

Traffic Count Source: DRCOG 2011

THE YARD

NWQ OF YOSEMITE STREET & PARK MEADOWS DRIVE - LONE TREE, CO

NOTE: All tenant signage for representational purposes only.



- One of the most successful retail trade areas in the Denver Market.
- Across the highway from Park Meadows Mall and across the street from Lone Tree Entertainment District.
- Easy access to C-470 and I-25. Close proximity to Denver Tech Center and only 30 minutes to DIA.
- High income trade area with strong daytime population and great weekend traffic.

FOR MORE INFORMATION, PLEASE CONTACT:



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THE YARD

NWQ OF YOSEMITE STREET & PARK MEADOWS DRIVE - LONE TREE, COLORADO

DAVID
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LAND USE TABLE

SITE	SITE AREA	BUILDING SF	PARKING PROVIDED	PARKING RATIO
A	3.62 AC	21,600 SF	174 Spaces	8.0/1,000
B	2.30 AC	18,200 SF	111 Spaces	6.1/1,000
C	1.95 AC	13,900 SF	123 Spaces	8.9/1,000
D	1.18 AC	4,600 SF	71 Spaces	15.4/1,000
E	2.13 AC	8,000 SF	100 Spaces	12.5/1,000
F	2.38 AC	6,200 SF	117 Spaces	18.9/1,000
TOTAL	13.56 AC	72,500 SF	696 Spaces	9.6/1,000



Conceptual site plan subject to change without prior notice.
The information contained herein was obtained from sources deemed reliable.
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VILLAGE AT LONE TREE

Alberta Development Partners

CONCEPTUAL SITE PLAN

0' 100' 200' 500'
SCALE: 1"=100'-0"



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