

OFFERING MEMORANDUM

AVAILABLE FOR SALE

9535 Park Meadows Drive - Lone Tree, CO



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SITE LOCATION



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9535 Park Meadows Drive is situated in the Lone Tree Entertainment District portion of Lone Tree, Colorado. Built in the year 2000 adjacent to a Regal Cinemas theater (vacant since 3/23), this property has enjoyed a great deal of success offering a variety of restaurant and entertainment options.

Located in the southwest quadrant of Interstate 25 and C-470, Denver's outer loop highway, the Lone Tree Entertainment district is highly visible and accessible to the residents that live in the South suburbs of metro Denver.

The property sits just South of Park Meadows Mall one of Colorado's top shopping destination at close to 1.6 million square feet with over 185 stores and anchors, Nordstrom, Macy's, Dillards and JC Penney. Ikea, the furniture store giant anchors the northern limits of Lone Tree.

The property could be purchased as an investment, owner/user investment or redevelopment opportunity. The adjacent vacant theatre is being considered for mixed-use redevelopment, including residential uses, and is currently under contract to a developer.

The city of Lone Tree is proposing to place the Entertainment District into an urban renewal area which would provide incentives for improving existing properties or redeveloping those properties into different uses.



EXECUTIVE SUMMARY

ENTERTAINMENT DISTRICT

9535 Park Meadows Drive
Lone Tree, CO 80906

FINANCIAL SUMMARY

Price	\$7,305,850
Building SF	23,562 SF
Year Built	2000
Lot Size	1.87 Acres
Price Per Square Foot	\$310/SF
Percentage Occupied	88.97%
Real Property Taxes (Est. 2023)	\$162,132
Total Estimated CAM & Taxes (2023)	\$11.96/SF



DEMOGRAPHICS



- Highly visible property with excellent access to traffic on I-25 and C-470, and surrounding streets.
- Located in the strongest suburban market of Metro Denver, the south suburbs including Lone Tree, Highlands Ranch and Castle Pines/Castle Rock.
- High income residents with close proximity to light rail and developing multifamily projects.
- Potential covered land opportunity to incorporate into assemblage for redevelopment.

DEMOGRAPHICS

POPULATION	1 Mile	3 Mile	5 Mile
2023 Estimated Population	9,831	71,946	221,062
Projected Annual Growth 2023-2028	1.1%	.09%	0.8%
2023 Median Age	35.0	39.1	38.8
HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2023 Estimate	4,600	30,411	86,699
2028 Projection	5,141	33,592	95,440
2023 Estimate Household Size	2.17	2.30	2.36
INCOME	1 Mile	3 Mile	5 Mile
2023 Est. Average HH Income	\$156,443	\$177,511	\$187,352
2023 Est. Median HH Income	\$129,133	\$138,126	\$147,314
2023 Est. Per Capita Income	\$73,329	\$75,077	\$73,600

AERIAL VIEW



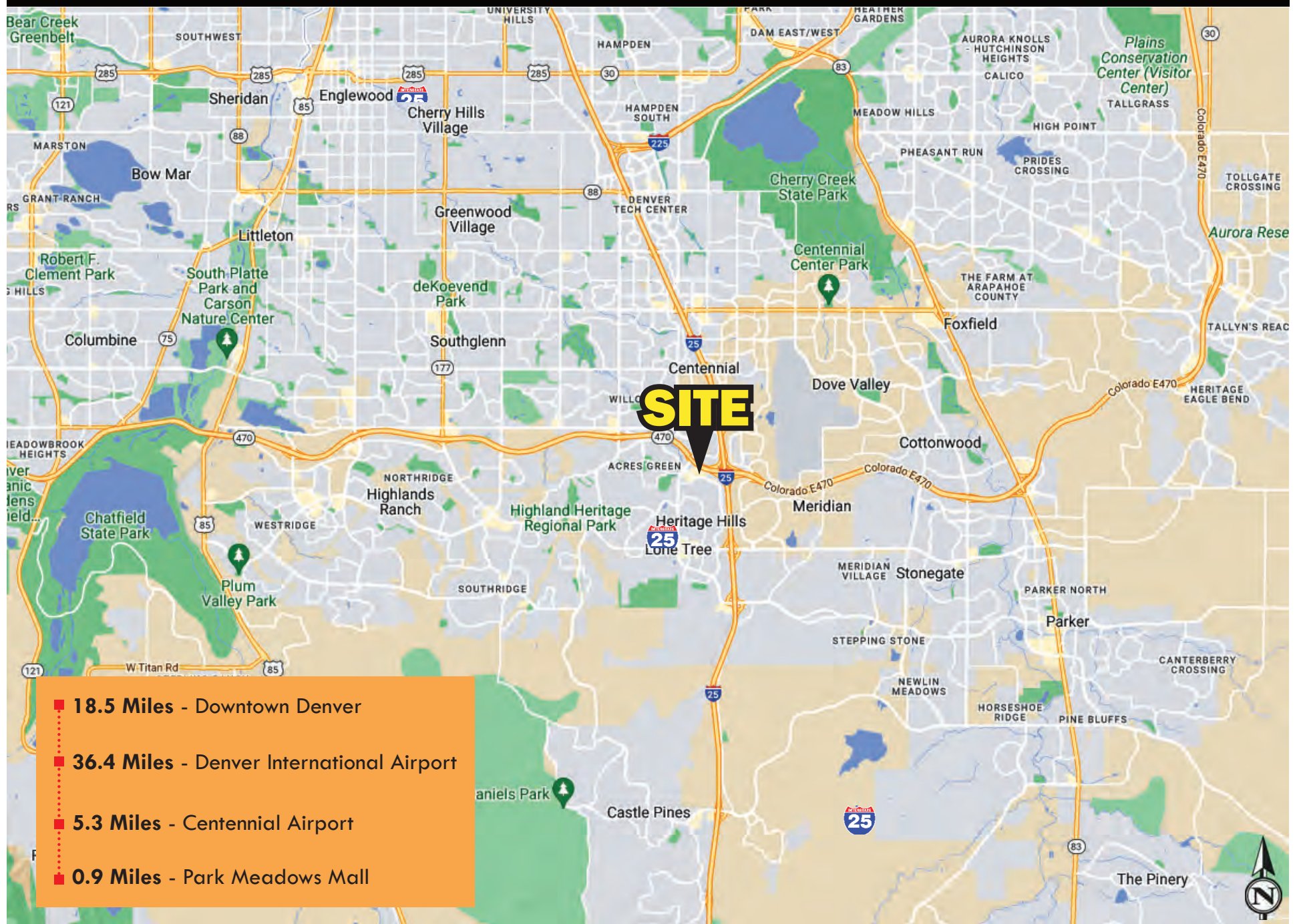
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SITE PLAN



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LOCATION MAP



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VIEW LOOKING SOUTHWEST



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VIEW LOOKING SOUTH



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VIEW LOOKING SOUTH



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EXCLUSIVELY LISTED BY:



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