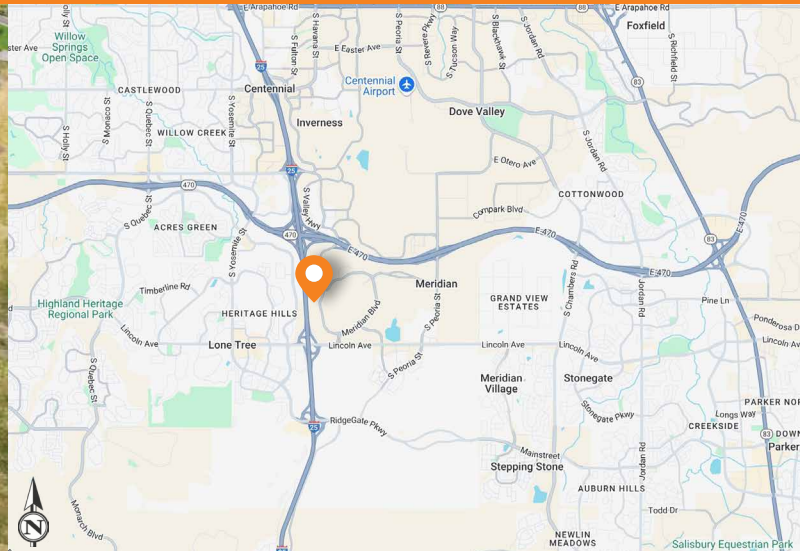


HACIENDA LONE TREE

10500 BIERSTADT WAY - LONE TREE, COLORADO



RETAIL FOR LEASE

AVAILABLE

- Building size 12,651 SF.
- Located on 3.3 Acres.

PROPERTY HIGHLIGHTS

- Retail spaces available for lease with restaurant infrastructure.
- Outstanding visibility to I-25.
- Strong daytime and residential demographics.
- Located in Meridian Office Park.
- **TENANT OPERATING - DO NOT DISTURB!**

NEARBY RETAILERS



TRAFFIC COUNTS

On I-25 north of Lincoln Avenue 220,177 CPD

On Lincoln Avenue east of I-25 48,536 CPD

Source: CDOT 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	10,307	62,232	208,004
AVERAGE HH INCOME	\$154,690	\$174,975	\$184,357
BUSINESSES	780	5,564	15,194
EMPLOYEES	14,248	81,343	176,056

Source: Applied Geographic Solutions, 2025 Estimates

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RETAIL BROKERAGE



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