



BROKERAGE DISCLOSURE

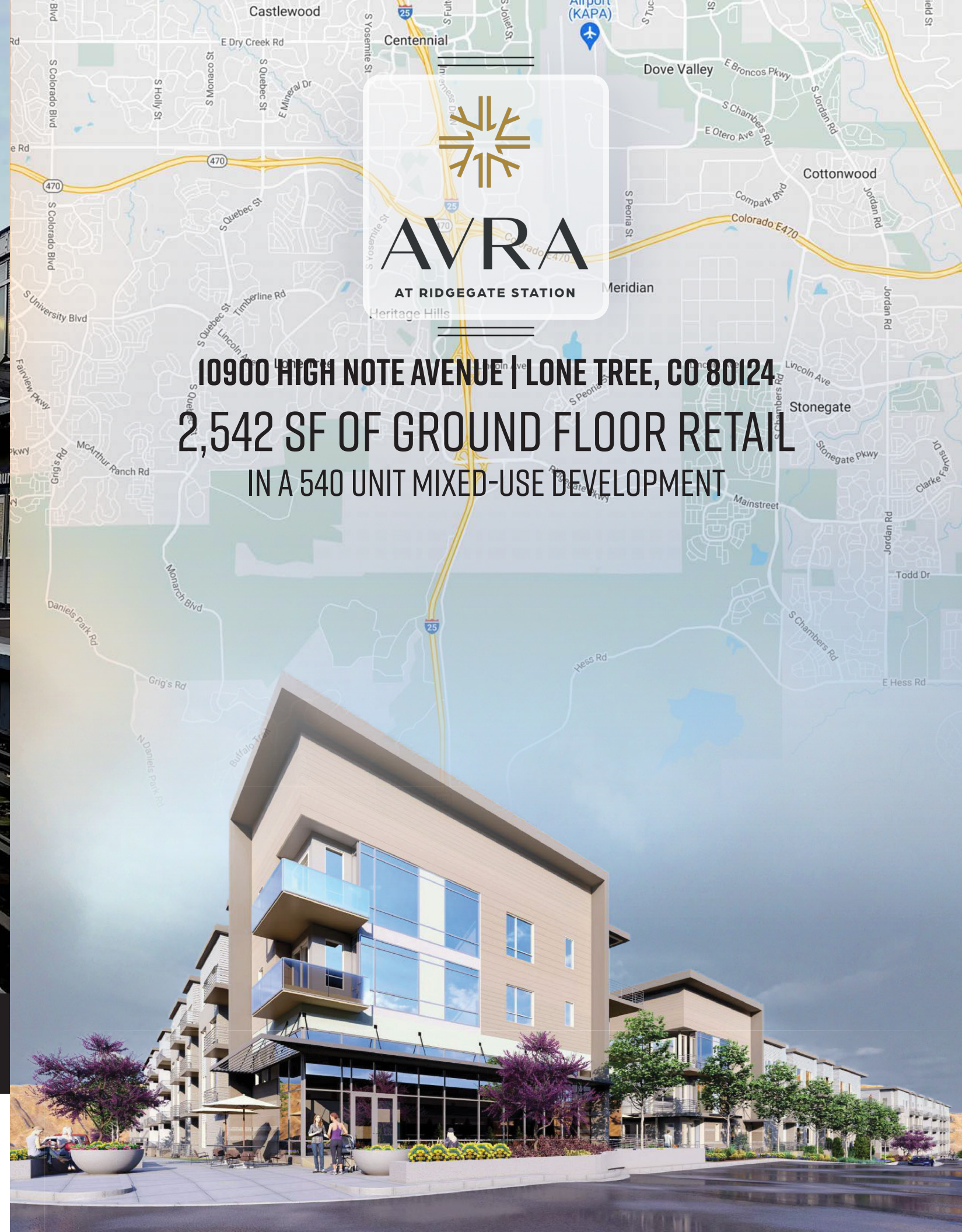


4643 S. Ulster Street | Suite 1000
 Denver, CO 80237
 303 745 5800 | colliers.com/denver

LISA VELA
 303 565 3788
 lisa.vela@colliers.com

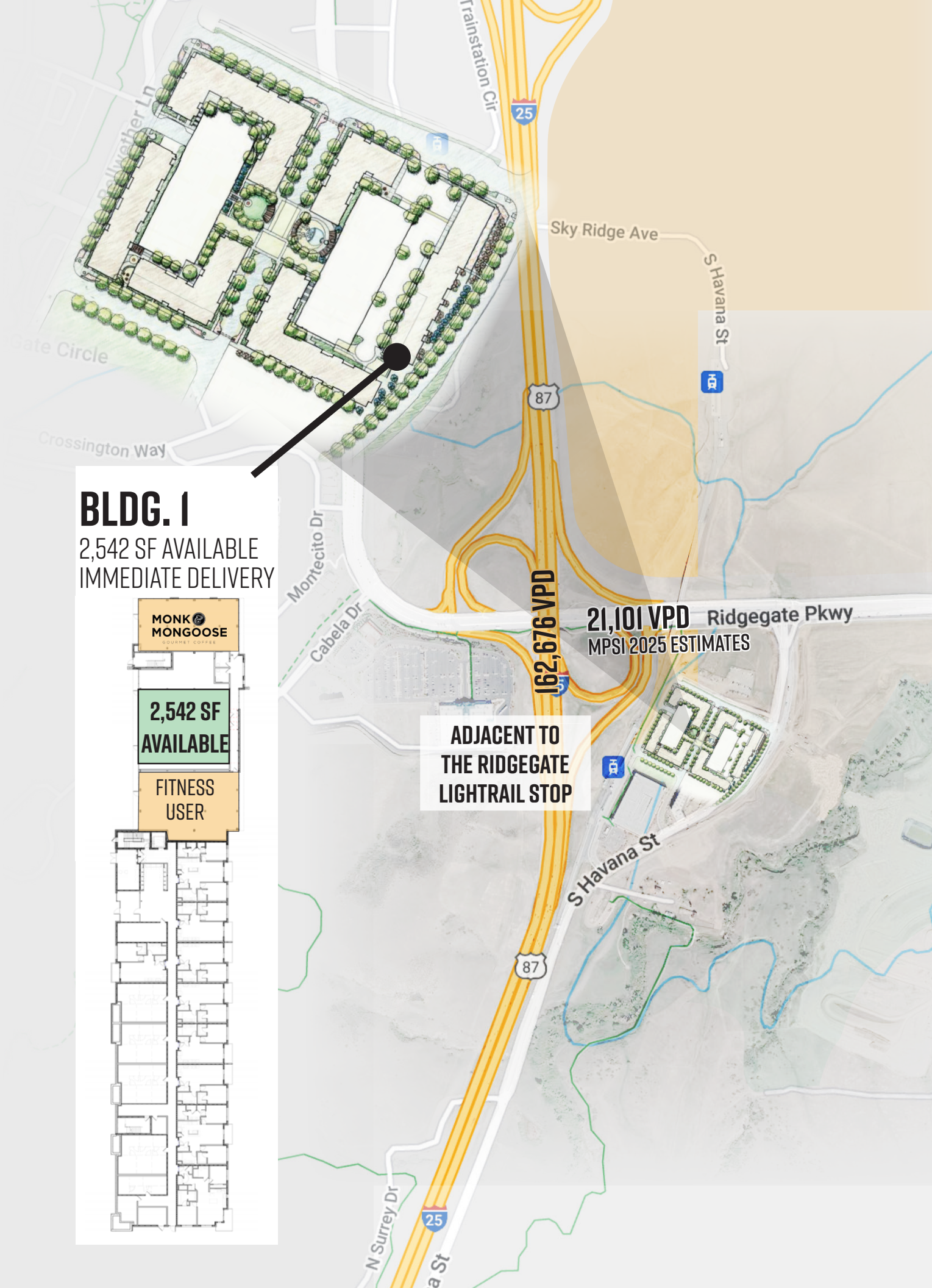
JAY LANDT
 303 283 4569
 jay.landt@colliers.com

This communication has been prepared by Colliers Denver for advertising and/or general information only. Colliers Denver makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers Denver excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers Denver and/or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.



10900 HIGH NOTE AVENUE | LONE TREE, CO 80124
2,542 SF OF GROUND FLOOR RETAIL
IN A 540 UNIT MIXED-USE DEVELOPMENT





BLDG. 1
 2,542 SF AVAILABLE
 IMMEDIATE DELIVERY



**ADJACENT TO
 THE RIDGEGATE
 LIGHTRAIL STOP**

21,101 VPD Ridgeway Pkwy
 MPSI 2025 ESTIMATES

162,676 VPD

HIGHLIGHTS

- Visibility from I-25
- Ground floor of a new 540 unit multi-family project
- All glass storefront
- Approx. 17 ft. ceilings
- 2,542 SF available - immediate delivery
- *Cannot support a restaurant user (no infrastructure will be put in place)
- Contact broker for pricing

AT THE ENTRANCE OF THE RIDGEGATE EAST, LONE TREE CITY CENTER. A 400 ACRE CORE THAT WILL BECOME LONE TREE'S NEW "DOWNTOWN" WITH APPROX. 5,000 RESIDENTS AND UPWARD OF 40,000 JOBS AT FULL BUILDOUT.

NEXT TO THE LONE TREE REGIONAL PARK WHICH WILL BE 80 ACRES OF REGIONAL AMENITIES - TRAILS, A FESTIVAL TERRACE, MULTI-PURPOSE ATHLETIC FIELDS AND COURTS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Population	3,558	43,521	159,411
Total Daytime Population	5,069	64,584	206,906
Average Household Income	\$149,649	\$181,986	\$179,874

Source: ESRI 2024