

RETAIL FOR LEASE — LONE TREE, CO

9226 Park Meadows Dr · Suite 200 · Lone Tree, CO 80124 · Douglas County

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▶ AVAILABLE NOW — SUBLEASE / NEW LEASE

9226 Park Meadows Dr

Lone Tree, Colorado 80124 · Douglas County
Adjacent to Starbucks & Park Meadows Mall

SUITE 200 · GROUND-FLOOR RETAIL



AVAILABLE SF

1,179

Square Feet

BASE RENT

\$36.70

Per SF / Year / NNN

MONTHLY BASE

\$3,606

Estimated / Month

AVAILABILITY

Now

Immediate Occupancy

LEASE TYPE

NNN

Triple Net · Negotiable Term

CO-TENANTS AT PROPERTY

European Wax Center · La Vogue Nail & Lash · Taste of Vietnam

Also adjacent: Starbucks · Park Meadows Mall (1.5M+ SF Regional Mall)

REALTYONEGROUP
PREMIER
COMMERCIAL

BASE ASKING RENT

\$36.70/SF

Triple Net (NNN) · \$3,606/Mo Base · Immediate Availability

PROPERTY DETAILS

ADDRESS	9226 Park Meadows Dr, Ste 200 Lone Tree, CO 80124
SUITE	200 (Ground Floor)
AVAILABLE SF	1,179 SF
LEASE TYPE	Triple Net (NNN)
ASKING RENT	\$36.70/SF/Year
MONTHLY BASE	~\$3,606/Month
AVAILABILITY	Immediate
LEASE TERM	Negotiable
SPACE TYPE	Sublease (New Lease Considered)
PROPERTY TYPE	Storefront Retail / Office
BLDG CLASS	Class B · Multi-Tenant
YEAR BUILT	2008
TOTAL BLDG SF	5,556 SF
LOT SIZE	0.91 Acres (39,640 SF)
ZONING	PD — Planned Development
COUNTY	Douglas County, Colorado
WALK SCORE	60 / Somewhat Walkable
TRANSIT SCORE	10 · County Line RTD ~0.5 Mi
PARKING	40 Surface Spaces · Included

PROPERTY HIGHLIGHTS

- ◆ Adjacent to Starbucks · Prime Park Meadows corridor
- ◆ High-traffic location · I-25 & C-470 interchange
- ◆ Excellent storefront visibility & parking (40 spaces)
- ◆ Co-tenants: European Wax, La Vogue Nail & Lash, Taste of Vietnam
- ◆ Park Meadows Mall (1.5M+ SF) steps away
- ◆ Class B building · Built 2008 · Well-maintained
- ◆ ~18 mi from downtown Denver · 32 mi to DIA

PROPERTY OVERVIEW

Suite 200 at 9226 Park Meadows Drive presents an exceptional retail opportunity in one of Colorado's premier retail corridors. This 1,179 SF ground-floor suite sits directly adjacent to Starbucks, in a well-maintained Class B multi-tenant building at the heart of the Park Meadows trade area — surrounded by national retailers, restaurants, and the 1.5 million SF Park Meadows Regional Mall. Flanked by I-25 and C-470, the site serves the high-income Lone Tree and Highlands Ranch communities with exceptional drive-by exposure. The space is available immediately as a sublease; however, the landlord is willing to negotiate a direct new lease for the right tenant with strong qualifications and term offer. With 40 free surface parking spaces, immediate availability, and a location in Douglas County — the #7 county nationally for median household income — this is a rare prime retail opportunity.

🚩 SUBLEASE / NEW LEASE AVAILABLE

This space is currently offered as a sublease. However, the landlord will consider negotiating a brand new direct lease for the right use, qualifications, and term. Contact Jeff Samuelson at 303.522.8277 to discuss both options.



INTERIOR — FRONT COUNTER & ENTRY



INTERIOR — RETAIL FLOOR SHELVING AREA



EXTERIOR — SUITE 200 STOREFRONT

PROPERTY HIGHLIGHTS

BUILDING SF	5,556 SF Total
LOT SIZE	0.91 AC (39,640 SF)
PARKING	40 Surface · Free
WALK SCORE	60 / Walkable
ADJACENT TENANT	Starbucks
PARK MEADOWS MALL	1.5M+ SF · Steps Away
I-25 ACCESS	Direct · County Line

PUBLIC RECORD DATA

COUNTY	Douglas, CO
ZONING	PD (Planned Dev.)
YEAR BUILT	2008
BUILDING CLASS	Class B
TENANCY	Multiple
SUBMARKET	HR—Lone Tree
DENVER DISTANCE	~18 Mi / ~25 Min

DEMOGRAPHICS — LONE TREE

2025 POPULATION	15,278
POP. GROWTH (2020–25)	+7.8%
MEDIAN HOME VALUE	\$874,100
BACHELOR'S DEGREE+	71.2%
DOUGLAS CO. INCOME RANK	#7 Nationally

LOCATION & ACCESS

DIA DISTANCE	32 Mi / 41 Min
RTD LIGHT RAIL	County Line ~0.5 Mi
HIGHWAY ACCESS	I-25 & C-470
RETAIL CORRIDOR	Park Meadows Trade Area
DIA AIRPORT	41 Min Drive