

3,850 SF AVAILABLE – HERITAGE HILLS SHOPPING CENTER

9227 – 9231 E. Lincoln Ave., Lone Tree, CO 80124

FOR LEASE



PROPERTY HIGHLIGHTS

- Large wide open space facing Lincoln Ave. available as of 7/15/25
- Heritage Hills is located 5 minutes west from Lone Tree City Center – a 400 acres urban core development currently under construction
- Across the street from Sky Ridge Hospital and Medical Center
- Directly north of Lincoln Commons – a dynamic Super Target and Sprouts grocery store, mixed use development with AT&T, Five Guys, Qdoba, Sprint, Sports Clips, Firehouse Subs, First Citizens Bank, Snooze, Garbanzo's, Supercuts, and many more other well known retailers
- Join SAFEWAY, McDonalds, 1st Bank, Vapor World, Subway, H & R Block, Great Clips, Taco Bell, Image Studios, Polman Credit Union, Discount Tire, Moonga Sushi, and other long standing tenants
- Down the street from the expanded 650,000 SF Charles Schwab campus and conference center and the regional office for Kiewit
- VERY HIGH 1 –5 mile household incomes
- Adjacent to the expanding RidgeGate master planned mixed use community with 3,000+ new residents projected in near future
- 1,300; 1,500; 2,800; 2,186 and 1,664 SF (3,850 SF divided accordingly) also available for immediate occupancy

JEFFREY HIRSCHFELD, ED.D.

Antonoff & Co. Brokerage, Inc.

CO #ER001314346

303.454.5425

jhirschfeld@antonoff.com

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TRAFFIC COUNTS

E. Lincoln Ave. E of S. Yosemite St.	49,905/vpd
E. Lincoln Ave. W of S. Yosemite St.	31,687/vpd
E. Lincoln Ave. W of Commos St.	28,607/vpd

*Traffic Counts & Demographics provided by CoStar

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2024 Population	15,294	72,585	198,159
2024 Average Household Income	\$151,066	\$143,392	\$153,567
Businesses	2,082	6,222	14,923
Employees	11,381	64,902	154,241

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,850 SF	Lease Rate:	\$37.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
#202 & 203	Available	3,850 SF	NNN	\$37.00 SF/yr	Wide open space ready for new tenant or can be subdivided

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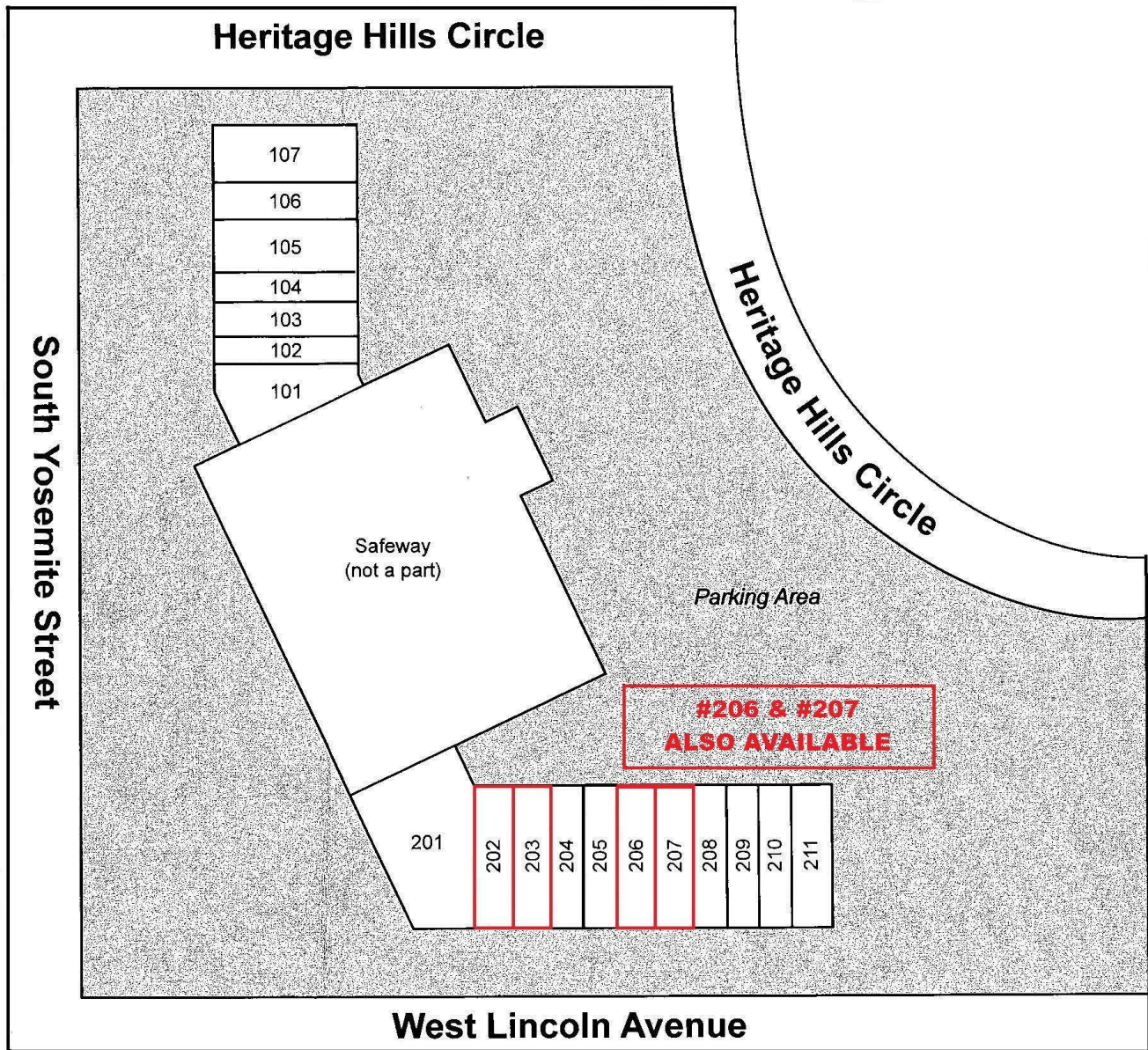
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Site Plan Not To Scale

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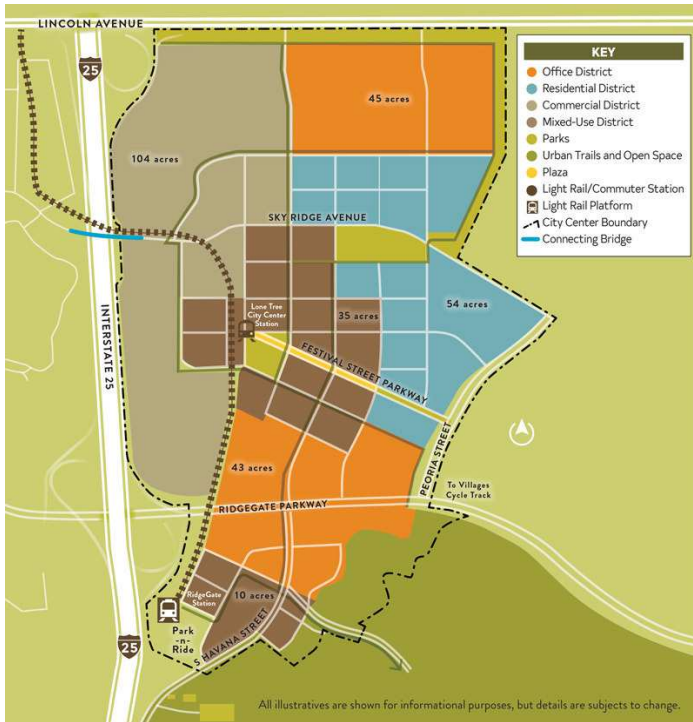
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LONE TREE CITY CENTER

The Denver Metropolitan Region is growing at a rate faster than any other point in its history due to strong business relocation and job expansion, population growth, emerging innovation and a desirable quality of life. The City of Lone Tree, in partnership with RidgeGate, has set a high standard for creating quality neighborhoods and parks, municipal services, cultural amenities and mixed use districts. The Lone Tree City Center, located on the east side of I-25 and just south of Lincoln Avenue, will cultivate a dynamic and inclusive mixed use urban center south of Denver that anticipates the needs of the region.

The 400-acre urban core on RidgeGate's east side will continue to grow and evolve over the next few decades, situated around two light rail stations and mixed-use transit-oriented development. The core area of the Lone Tree City Center will span 32 city blocks, with up to 8-10 million square feet of office, hotel, residential, retail, dining and entertainment offerings, all walkable to the City Center Rail Station. Corporate campus sites will be strategically flanked along the I-25 frontage. Urban style homes will accommodate approximately 5,000 residents in the district. Up to 35,000 new jobs will be created as the Lone Tree City Center comes to life.

BUILT-IN VIBRANCY

Lone Tree City Center will naturally tap into the economic vibrancy of the Denver South region. Six Fortune 500 Companies call this region home. Denver South has the highest concentration of high tech and corporate workers in the metropolitan area. The City of Lone Tree has multiple retail, healthcare and class A office projects.

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CONNECTIVITY

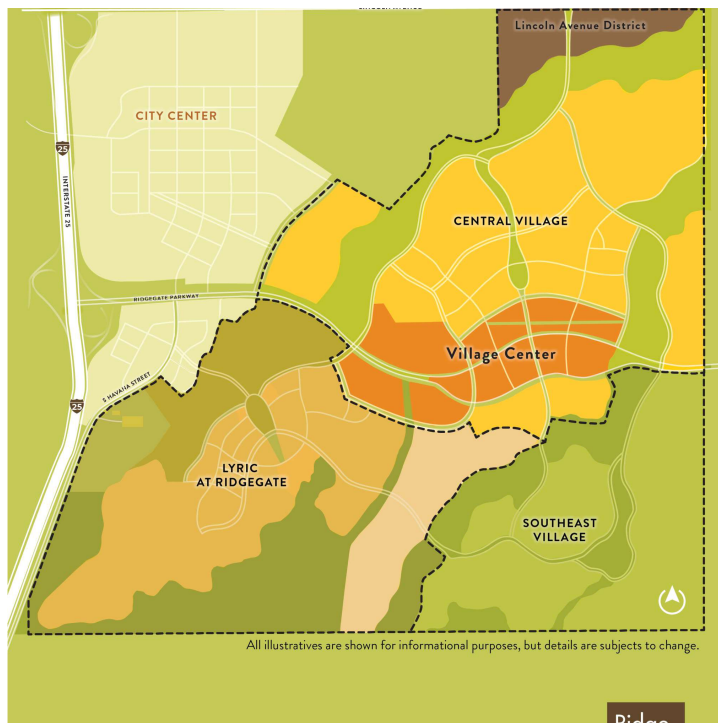
The City Center benefits from two new rail stations on the Southeast Light Rail Line: the Lone Tree City Center Station (City Center Station) and the end-of-line RidgeGate Parkway Station (RidgeGate Station).

You'll find easy access to airports from RidgeGate. Denver International Airport, the largest airport in the region, is located just 30 minutes northeast of RidgeGate. Centennial Airport is a quick 10 minutes away and is the major reliever airport in the region for corporate and charter flights.

Plus, RidgeGate's south-central location along the I-25 corridor makes it a straight shot north

HOMES

As a mixed-use district, Lone Tree City Center will offer 2,500 urban style residences within this walkable downtown area. Homes will be conveniently centered around a 4.6 acre public park. There will also be other diverse residential villages within walking distance, accented with parks and plaza for outdoor movies, farmers' markets and other community events.



All illustrations are shown for informational purposes, but details are subjects to change.

VILLAGE CENTER

The mixed-use Village Center is located in the heart of the east side of RidgeGate, where RidgeGate Parkway splits into separate one-way roads. This Center will provide vibrant commercial, retail, dining and civic amenities to serve local residents, as well as the neighboring Central Village, Southeast Villages and Lyric at RidgeGate. Village Center is accessible via car along RidgeGate Parkway, and is walkable from all of the estimated 8,000 residential units that will be built on the east side of RidgeGate.

Uses:

- *King Soopers anchored center coming 2027
- *Ground floor retail, dining, entertainment
- * High-density residential

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DIFFERENT BROKERAGE RELATIONSHIPS ARE AVAILABLE WHICH INCLUDE LANDLORD AGENCY, TENANT AGENCY OR TRANSACTION-BROKERAGE.

BROKERAGE DISCLOSURE TO TENANT

DEFINITIONS OF WORKING RELATIONSHIPS

For purposes of this document, landlord includes sublandlord and tenant includes subtenant.

Landlord's Agent: A landlord's agent works solely on behalf of the landlord to promote the interests of the landlord with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the landlord. The landlord's agent must disclose to potential tenants all adverse material facts actually known by the landlord's agent about the property. A separate written listing agreement is required which sets forth the duties and obligations of the broker and the landlord.

Tenant's Agent: A tenant's agent works solely on behalf of the tenant to promote the interests of the tenant with the utmost good faith, loyalty and fidelity. The agent negotiates on behalf of and acts as an advocate for the tenant. The tenant's agent must disclose to potential landlords all adverse material facts actually known by the tenant's agent, including the tenant's financial ability to perform the terms of the transaction and, if a residential property, whether the tenant intends to occupy the property. A separate written tenant agency agreement is required which sets forth the duties and obligations of the broker and the tenant.

Transaction-Broker: A transaction-broker assists the tenant or landlord or both throughout a real estate transaction by performing terms of any written or oral agreement, fully informing the parties, presenting all offers and assisting the parties with any contracts, including the closing of the transaction, without being an agent or advocate for any of the parties. A transaction-broker must use reasonable skill and care in the performance of any oral or written agreement, and must make the same disclosures as agents about all adverse material facts actually known by the transaction-broker concerning a property or a tenant's financial ability to perform the terms of a transaction and, if a residential property, whether the tenant intends to occupy the property. No written agreement is required.

Customer: A customer is a party to a real estate transaction with whom the broker has no brokerage relationship because such party has not engaged or employed the broker, either as the party's agent or as the party's transaction-broker.

RELATIONSHIP BETWEEN BROKER AND TENANT

Broker and Tenant referenced below have NOT entered into a tenant agency agreement. The working relationship specified below is for a specific property described as:

[9227 - 9231 E. Lincoln Ave., Lone Tree, CO 80124 - Heritage Hills Shopping Center](#)

or real estate which substantially meets the following requirements:

Tenant understands that Tenant is not liable for Broker's acts or omissions that have not been approved, directed, or ratified by Tenant.

CHECK ONE BOX ONLY:

Multiple-Person Firm. Broker, referenced below, is designated by Brokerage Firm to serve as Broker. If more than one individual is so designated, then references in this document to Broker shall include all persons so designated, including substitute or additional brokers. The brokerage relationship exists only with Broker and does not extend to the employing broker, Brokerage Firm or to any other brokers employed or engaged by Brokerage Firm who are not so designated.

One-Person Firm. If Broker is a real estate brokerage firm with only one licensed natural person, then any references to Broker or Brokerage Firm mean both the licensed natural person and brokerage firm who shall serve as Broker.

CHECK ONE BOX ONLY:

- Customer.** Broker is the landlord's agent landlord's transaction-broker and Tenant is a customer. Broker intends to perform the following list of tasks: Show the premises Prepare and Convey written offers, counteroffers and agreements to amend or extend the contract. Broker is not the agent or transaction-broker of Tenant.
- Customer for Broker's Listings – Transaction-Brokerage for Other Properties.** When Broker is the landlord's agent or landlord's transaction-broker, Tenant is a customer. When Broker is not the landlord's agent or landlord's transaction-broker, Broker is a transaction-broker assisting Tenant in the transaction. Broker is not the agent of Tenant.
- Transaction-Brokerage Only.** Broker is a transaction-broker assisting the Tenant in the transaction. Broker is not the agent of Tenant.

If Broker is acting as a transaction-broker, Tenant consents to Broker's disclosure of Tenant's confidential information to the supervising broker or designee for the purpose of proper supervision, provided such supervising broker or designee shall not further disclose such information without consent of Tenant, or use such information to the detriment of Tenant.

THIS IS NOT A CONTRACT.

If this is a residential transaction, the following provision applies:

MEGAN'S LAW. If the presence of a registered sex offender is a matter of concern to Tenant, Tenant understands that Tenant must contact local law enforcement officials regarding obtaining such information.

TENANT ACKNOWLEDGMENT:

Tenant acknowledges receipt of this document on _____.

Tenant

Tenant

Tenant

Tenant

BROKER ACKNOWLEDGMENT:

On _____, Broker provided _____ (Tenant) with this document via _____ and retained a copy for Broker's records.

Brokerage Firm's Name: _____

Jeffrey Hirschfeld Ed.D. 07/18/2025

Broker Antonoff & Co. Brokerage, Inc.
By Jeffrey Hirschfeld Ed.D.