

SHOPPES AT THE MEADOWS

LONE TREE, CO 80124

YOUR NAME HERE

2nd Generation Restaurant Space

1,250 - 7,400 SF
Retail Space Available



PROPERTY HIGHLIGHTS

- Anchored by Barnes & Noble
- High-identity location with exposure to 50,000 cars per day
- Quick, easy access to I-25 & C-470
- Established trade area with strong demographics
- Multiple retail spaces available for lease
- Suite I: 1,463 SF; Suite J: 1,252 SF Suite M: 7,079 SF; Suite P: 1,446 SF; Suite S: 7,473 SF
- Signalized entrance
- Strong mix of tenants



91K

Population (3 mile radius)



\$169K

Avg Household Income (3 mile radius)



131K

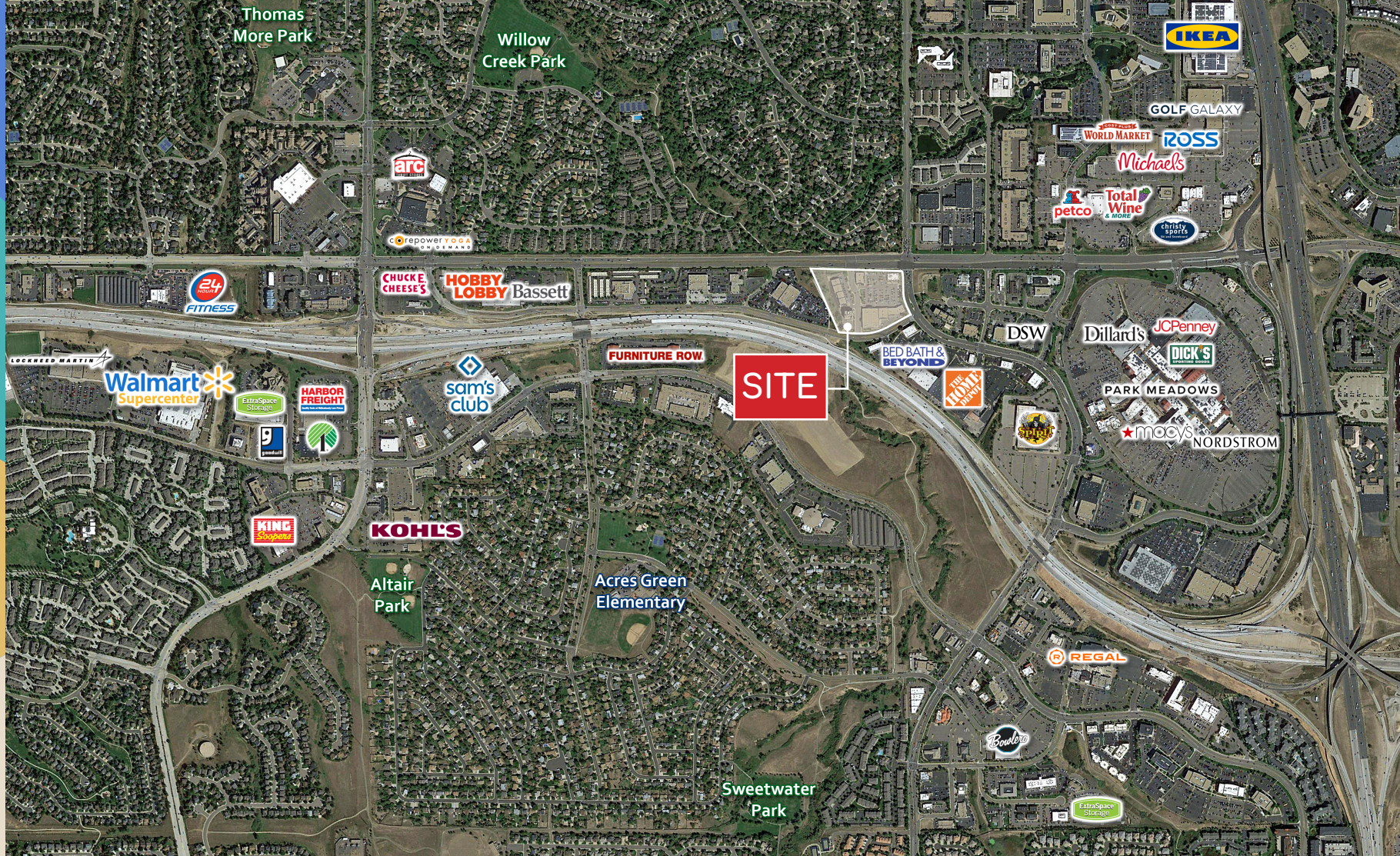
Daily Traffic Counts (C-470)



SITE PLAN

A	Panda Express	2,472 SF
B	The Red Llama	2,400 SF
C	Minturn Anglers	2,200 SF
D	Gamestop	1,297 SF
E	WhichWich	2,212 SF
F	Red Wing Shoes	2,001 SF
G	Sloane's Carpet Secret	2,001 SF
H	Burman & Co.	1,247 SF
I	AVAILABLE	1,463 SF
J	AVAILABLE	1,252 SF
K	CityVet	3,925 SF
L	FedEx Office	3,979 SF
M	2nd Gen Restaurant AVAILABLE	7,079 SF
N	The Firm Medspa	1,457 SF
O	Ubreakifix	1,502 SF
P	AVAILABLE	1,446 SF
Q	Barnes & Noble	30,602 SF
R	Ulta Beauty	9,180 SF
S	AVAILABLE	7,473 SF





Sam Zaitz
 +1 303 931 1201
 sam.zaitz@jll.com

Sarah Alfano
 +1 303 263 5362
 sarah.alfano@jll.com

Jones Lang LaSalle Americas, Inc.



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